

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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City of Los Angeles
CALIFORNIA



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EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

June 30, 2022

Owner/Applicant

4557 Ambrose LLC
Yossi Attia
1061 ½ North Spaulding Avenue
West Hollywood, California, 90046

RE: Parcel Map No. AA-2017-1445-PMLA-SL

Address: 4557 West Ambrose Avenue
Community Plan: Hollywood
Council District: 4 - Ryu
Zone: R3-1XL
CEQA: ENV-2017-1446-CE

Representative

BMR Enterprises
Aaron Belliston
5250 Lankershim Boulevard, Suite 500
North Hollywood, California, 91601

EXTENSION OF TIME

On July 3, 2019, the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2017-1445-PMLA-SL for a maximum 4 small lots, pursuant to LAMC Section 12.22 C.27 as shown on revised map stamp-dated June 4, 2019, in the R3-1XL Zone, located at 4557 West Ambrose Avenue within the Hollywood Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2017-1445-PMLA-SL.

Therefore, the new expiration date for the subject map is **July 3, 2028**.

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:MN:JC:RL

cc: Councilmember David Ryu

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: July 3, 2019

Applicant/Owner

Uzi Avnery

Manhattan 4 LLC

18653 Ventura Blvd #750

Tarzana, CA 91356

Case No. AA-2017-1445-PMLA-SL

CEQA: ENV-2017-1446-CE

Location: 4557 West Ambrose Avenue
Los Angeles, CA 90027

Representative

Aaron Belliston

BMR Enterprises

5250 Lankershim Blvd #500

North Hollywood, CA 91601

Council District: 4 - Ryu

Neighborhood Council: Los Feliz

Community Plan Area: Hollywood

Land Use Designation: Medium Residential

Zone: R3-1XL

Legal Description: Lot: 1; Tract: 1877

Last Day to File an Appeal: July 18, 2019

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, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315 Class 15 and Section 15332 Class 32 and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies, and **approves** Parcel Map No. AA-2017-1445-PMLA-SL, located at 4557 West Ambrose Avenue, for a maximum **4 small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on revised map stamp-dated June 4, 2019, in the Hollywood Community Plan. The Advisory Agency **denies** a height adjustment to allow a height of 34 feet in lieu of the otherwise permitted maximum height of 30 feet. The unit density is based on the R3-1XL 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 these conditions should be directed to Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3481.

1. That a 15-foot property line radius area or a 10-foot by 10-foot property line cut corner be dedicated at the intersection of Ambrose Avenue and Rodney Drive adjoining the subdivision.
2. 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.
3. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central District Engineering District Office.
6. 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.
7. 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.
8. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

9. 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 October 5, 2017, Log No. 97415-02 and attached to the case file for Tract No. AA-2017-1445-PMLA-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

10. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site.

Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Show all street/alley dedication(s) 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/alley dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- c. A 10 ft. rear yard setback is required along the Rear Lot Line of the perimeter of the subdivision. Revise the map or obtain City Planning approval to have the Setback Matrix reflect the correct setbacks shown on the map.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is located in a Liquefaction Zone.

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

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

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

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

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

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

DEPARTMENT OF TRANSPORTATION

11. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation or to the satisfaction of Los Angeles Department of Transportation (LADOT).
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550, Station 3.
 - d. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180,542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact staff at (213) 482-7024 for any questions or comments, at your convenience.

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) 220-8066. You should advise any consultant representing you of this requirement as well.

12. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. 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.

- d. Site plans shall include all overhead utility lines adjacent to the site.
- e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- f. 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

- 13. 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).

- 14. 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

- 15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject property and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated September 14, 2018. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d).)

INFORMATION TECHNOLOGY AGENCY

- 16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org 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

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

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

18. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.
19. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (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 from the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077 for permit information.

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.

20. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of four (4) lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2017-1445-PMLA-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone wall, decorative masonry wall, or wooden fence shall be constructed

adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than five (5) feet in width pursuant to LAMC Section 12.22 C.27 effective on January 31, 2005 (Ordinance No. 176,354):

- (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front (South)	Rear (North)	Side (West)	Side (East)
A	11'-0"	8'-0"	5'-1"	0'-5"
B	11'-0"	8'-0"	0'-5"	5'-0"
C	8'-0"	5'-0"	5'-2"	0'-5"
D	8'-0"	5'-0"	0'-5"	5'-0"

- (ii) The Common Access Driveway may have a minimum width of 16 feet clear-to-sky.
- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, decorative masonry wall, or wood fence 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, 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.

21. 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.
22. 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 parcel map file.

Tenant Relocation Conditions

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

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 - a. 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.
 - b. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the parcel map in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the parcel map and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the parcel map comply with the width and area requirements of the Zoning Ordinance.
- (i) That one-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 one-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 one-foot future street and/or alley adjoining the parcel map be dedicated for public use by the parcel map, 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 2010.

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 Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the parcel map 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 street, 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) Construct new street lights: one (1) on Ambrose Avenue and one (1) on Rodney Drive.

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 Ambrose Avenue and Rodney Drive adjoining the subdivision by the removal of the existing sidewalks and construction of new concrete sidewalks at the same locations of the existing sidewalks and landscaping of the remainder sidewalk areas; fill in the newly dedicated cut corner area with concrete, 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:

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. This preliminary map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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.

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)

On April 16, 2018, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under State CEQA Guidelines, Article 19, Section 15315 (Minor Land Divisions) and Section 15332 (Urban Infill) for the construction of four single-family dwellings under case No. ENV-2017-1446-CE.

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

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

The project is for the demolition of an existing three unit apartment building and the construction, use and maintenance of a four (4) unit residential development with attached garages. As new construction of four (4) dwelling units within an urbanized area, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned R3-1XL and has a General Plan Land Use Designation of medium residential. With approval of the height adjustment the project will be consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.16 acres. Lots adjacent to the subject site are developed with multi- and single-family dwellings. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the site, as identified in the Tree Report prepared by Paul Lewis Landscape Architect on June 6, 2018. Four (4) non-protected trees are proposed to be removed one of which is a street tree. The removal of this street tree does not warrant mitigation measures, as it is subject to the regulatory compliance measure to replace them at a two to one (2:1) ratio for a total of two (2) new trees on the site to the satisfaction of the Urban Forestry Division. The removal of this street tree on the project site requires Board of Public Works approval. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater regulations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of four (4) single-family dwellings will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of

the criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 15 and Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There are no small lot subdivision projects within 500 feet of the proposed project. As mentioned, the project proposes four (4) single-family dwellings in an area zoned and designated for such development. Lots to the east are developed with two-story multi-family dwellings. Lots to the north are developed with single-family dwellings and three to four-story apartment buildings. Lots to the west are developed with single-family dwellings. Lots to the south are developed with multi-family buildings. The subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.41:1 on a site that is permitted to have a maximum FAR of 3:1. A three-story development is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately 16 miles from State Route 27. Therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2017-1445-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 Hollywood Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3-1XL Zone as the corresponding zone. The Project Site is zoned R3-1XL, which is consistent with the land use designation. As shown on the parcel map, the Project proposes to subdivide the project site into four (4) small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map was prepared by Mo Sahebi, License No. C33508. 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 access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R3-1XL, the zone would permit a maximum of eight dwellings on the approximately 6,917 square-foot site. As the map is proposed for a 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 reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the adjacent sidewalks and a dedication at the intersection of Ambrose Avenue and Rodney Drive, which are 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. The Bureau of Street Lighting has requested new street lights on Ambrose Avenue and Rodney Drive. 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 composed of a 6,917 square-foot lot, developed with a three unit apartment building. The proposed project is for the subdivision of one parcel into four (4) small lots. The adjacent properties to the west and south are zoned R3-1XL and consist of multi-family residential dwellings consistent with the general characteristic of the surrounding neighborhood. The adjacent properties to the east, across Rodney Drive, are zoned RD1.5-1XL and consist of duplexes and apartment buildings. Properties to the north are zoned R3-1 and consist of apartment buildings. The project site is located within the Alquist-Priolo Fault Zone. The site is not located within a designated Hillside Area, High Fire Hazard Severity Zone, Methane Zone, Flood Zone, Landslide, or Tsunami Inundation Zone. The site is located within the Bureau of Engineering (BOE) Special Grading Area, is located in a liquefaction zone, and will be required to comply with all applicable regulations as it pertains to development within a liquefaction 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 within a Flood Zone.

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. The project is conditioned to meet all the requirements and conditions contained in Geology and Soils Report Approval dated *October 5, 2017*, Log No. 97415-02. 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 has a land use designation of Medium Residential and is zoned R3-1XL. The site is developed with a three unit apartment building. The properties to the north, south and west have a land use designation of Medium Residential and are zoned R3-1XL and R3-1. The properties to the east, are zoned RD1.5-1XL and consist of multi-family residential dwellings consistent with the general characteristic of the surrounding neighborhood. The project proposes to construct four three-story small lot homes. With approval from the Advisory Agency, the density is consistent with the zone and land use designation, which would permit a maximum of eight dwelling units. 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. 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, under the Geology and Soils Report Approval dated *October 5, 2017*, Log No. 97415-02. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a three-unit apartment building. There are no

protected trees on the site, as identified in the Tree Report prepared by Paul Lewis Landscape Architect on June 6, 2018. Four (4) non-protected trees are proposed to be removed one of which is a street tree. The removal of this street tree does not warrant mitigation measures, as it is subject to the regulatory compliance measure to replace them at a two to one (2:1) ratio for a total of two (2) new trees on the site to the satisfaction of the Urban Forestry Division. The removal of this street tree on the project site requires Board of Public Works approval. 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.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Ambrose Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 1 of Tract 1877 and is identified by the Assessor Parcel Map No. 559-000-4001. 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 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.

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing

allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

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

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

FINDINGS OF FACT (ADJUSTMENT)

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject property is a rectangular-shaped on the North West intersection of West Ambrose Avenue and Rodney Drive. The property is zoned R3-1XL, designated for Medium Residential land uses and located in the Hollywood Community Plan Area. The subject property contains an existing three-unit apartment building. The Applicant is requesting a four-foot height adjustment over the otherwise permitted maximum height of 30 feet. The proposed four-foot height increase is for the purpose of rooftop railing to allow for a rooftop use. Although small lot projects do not have an open space requirement, the railing height for the guardrail on the roof is calculated as part of the overall building height calculation, therefore, necessitating an adjustment to allow for an increase in building height. However the subject site is being granted a reduced passageway width of 16 feet in lieu of the required 20 feet. As this provision results in an increased buildable area, adherence to the maximum permitted 30-foot building height should be feasible. Therefore, there are no site characteristics or existing improvements that make strict adherence to the height requirement impractical or infeasible. Therefore the adjustment findings cannot be met.

- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The proposed project would not change the character of the area given that the four-foot increase above the permitted 30 feet would not create a visually obtrusive scenario.

Adjacent properties are developed with one to four-story, residential buildings. The project is for a three-story, four (4) small lot subdivision. The proposed project would not result in a development that is out of scale with surrounding improvements and the additional four feet is only for railing purposes. The project would be compatible and no adverse effect would be made on the surrounding neighborhood.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

The property is located in the Hollywood Community Plan area which designates the subject property for Medium Residential density, with the corresponding zone of R3-1XL and Height District No. 1XL. The property is not currently located within the area of any specific plan. As noted, the proposed project is in substantial conformance with provisions of the Community Plan. Goal 4A of the Hollywood Community Plan is to provide an equitable distribution of housing opportunities by type and cost accessible to all residents of the City. The proposed development would be in substantial conformance with the above mentioned Goal and with the purpose, intent and provisions of the General Plan.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2017-1445-PMLA-SL.

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:

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

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

West Los Angeles
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.**

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 'K. Golden', with a long horizontal flourish extending to the right.

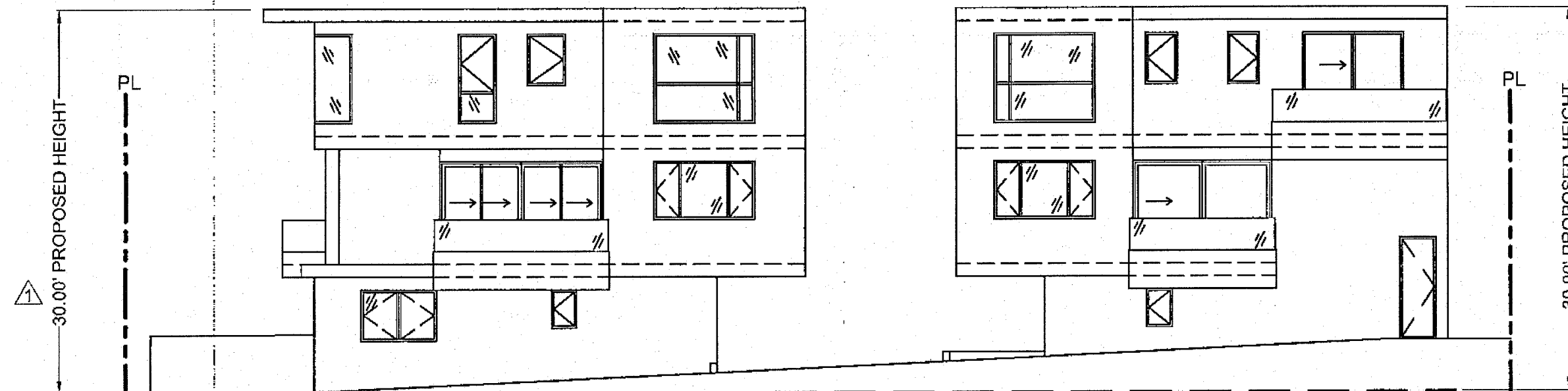
Kevin Golden
Deputy Advisory Agency

VPB:KG:CTL:RR

PRELIMINARY PARCEL MAP NO. AA-2017-1445-PMLA-SL
FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
JUN 04 2019
REVISOR'S NAME
EXTENSION OF TIME
FINAL MAP UNIT
MODIFIED
DEPUTY ADVISORY AGENCY

AMBROSE AVE.



EAST ELEVATION
SCALE: 1"=10'

LEGAL DESCRIPTION:
LOT 1, OF TRACT NO. 1277, IN THE
CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED
IN BOOK 22 PAGE 45 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

A.P.N. 5590-004-001

OWNER:
MANHATTAN 4, LLC
18653 VENTURA BLVD., #750
TARZANA, CA 91356
TEL: 818-996-9700

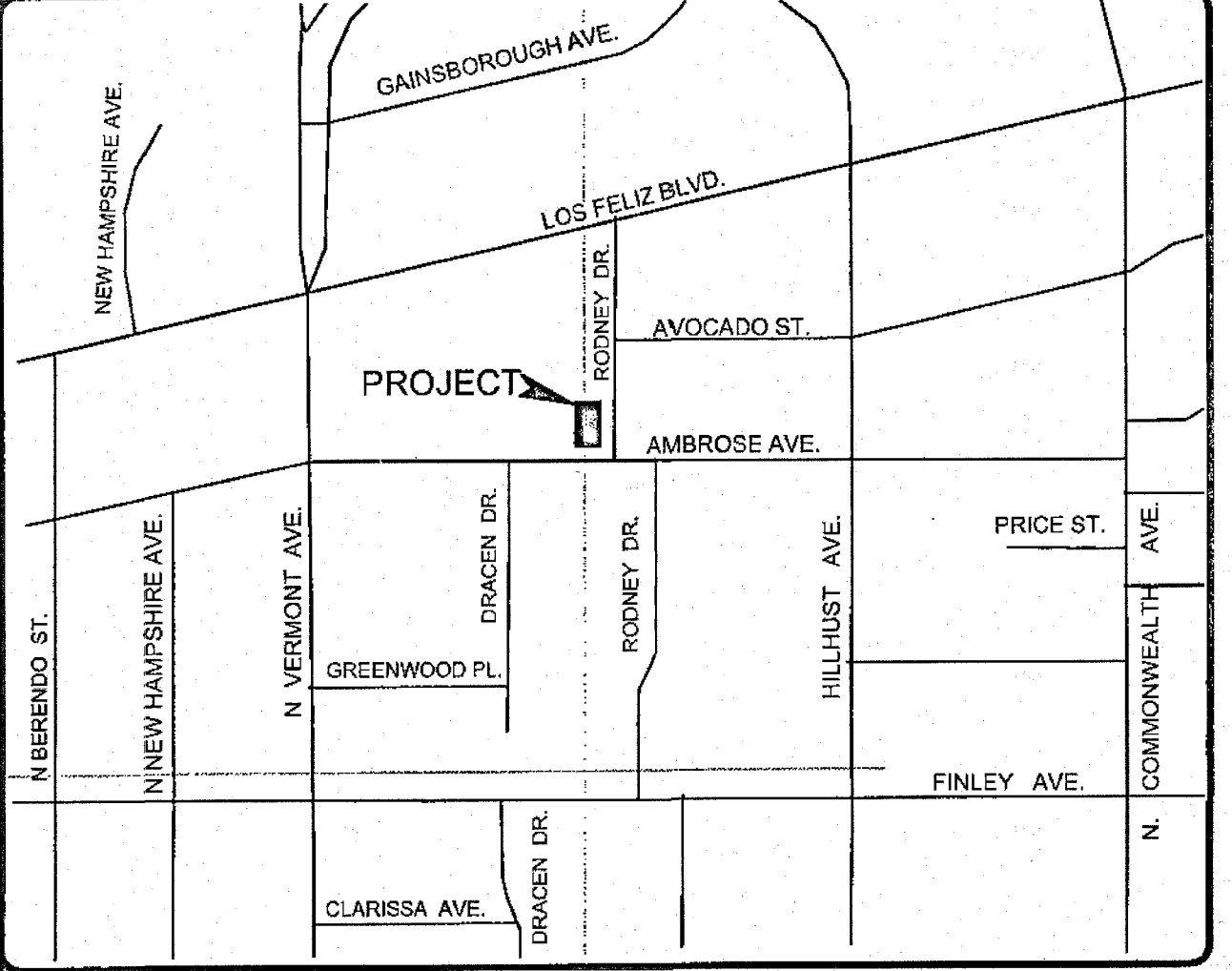
SUBDIVIDER
MANHATTAN 4, LLC
18653 VENTURA BLVD., #750
TARZANA, CA 91356
TEL: 818-996-9700

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

SUMMARY:
PROPOSED NUMBER OF PARCELS: 4
NUMBER OF PARKING PROVIDED: 8
EXISTING NUMBER OF UNITS: 3
MAXIMUM BUILDING HEIGHT: 30 FT.
SITE GROSS AREA = 13,563 S.F. (0.31 AC.)
SITE NET AREA = 6,917 S.F. (0.159 AC.)
EXISTING AND PROPOSED ZONING: R3-1XL
EXISTING AND PROPOSED LAND USE: MEDIUM RESIDENTIAL

- NOTES:**
1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354.
 2. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
 3. CITY SEWER IS AVAILABLE.
 4. SITE DRAINAGE WILL BE CONDUCTED TO AMBROSE AVENUE AND RODNEY DRIVE.
 5. THERE ARE NO WELLS ON THE PROPERTY.
 6. THERE ARE NO POTENTIALLY HAZARDOUS AREAS EXCEPT PER LA CITY ZIMAS THE PROPERTY IS WITHIN ALQUIST-PRIOLO FAULT ZONE AND LIQUEFACTION ZONE.
 7. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.

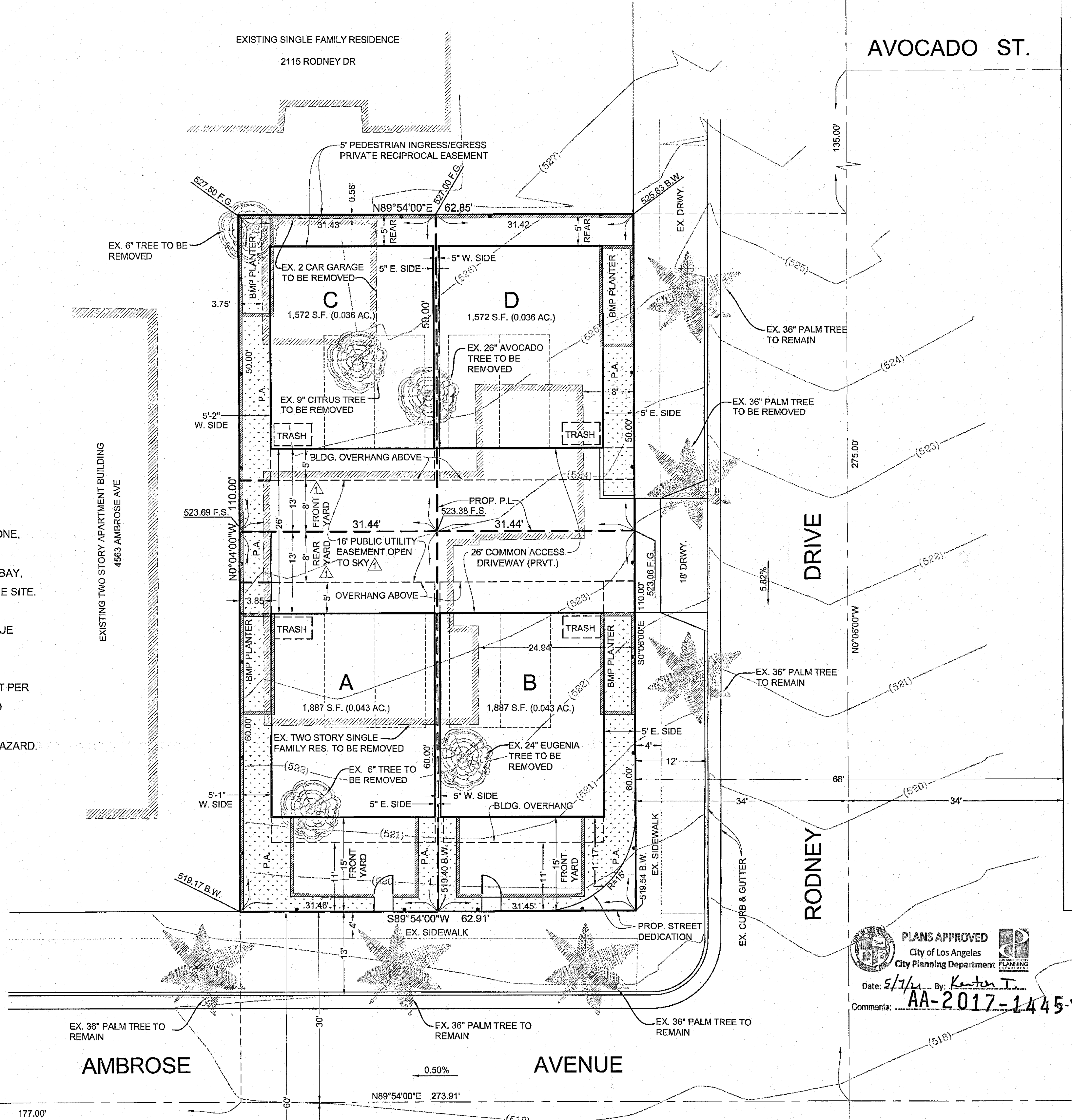
SETBACK CHART				
PARCEL	FRONT YARD	REAR YARD	WEST SIDE YARD	EAST SIDE YARD
A	11'-0"	8'-0"	5'-1"	0'-5"
B	11'-0"	8'-0"	0'-5"	5'-0"
C	8'-0"	5'-0"	5'-2"	0'-5"
D	8'-0"	5'-0"	0'-5"	5'-0"



VICINITY MAP

LEGEND:
INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP
E.L. ELEVATION
E.P. EDGE OF PAVEMENT
EX. EXISTING
F.S. FINISHED SURFACE
P.A. PLANTING AREA
P.L. PROPERTY LINE
PROP. PROPOSED
PRVT. PRIVATE
T.P. TOP OF PAVEMENT

DRACENA DR.



PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 5/14/19 By: K. T. T.
Comment: AA-2017-1445-PMLA

SCALE: 1"=10'
0 10' 20'
DATE: AUGUST 7, 2018

PROJECT ADDRESS: 4557 AMBROSE AVE.,
LOS ANGELES, CA 90027

NO.	DATE	REVISION
1	5/9/2019	REV. BLDG. HEIGHT & CLEAR TO SKY DIST.
2		
3		
4		

PREPARED BY:
NO. 33508
CIVIL
5/28/2019

PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL: (310) 664-9311
FAX: (310) 450-4742
SHEET 1 OF 1
PFN: 1702-424