

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

November 15, 2022

Kristi Cirtwill (O)(A)
815 N Avenue 65
Los Angeles, CA 90042

Nader Ghassemlou (R)
Objekt Studio
4746 Blackthorne Avenue
Long Beach, CA 90808

Case No.: AA-2019-4513-PMLA
Related Case: ZA-2019-4511-ZAA-COA
Address: 815 N Avenue 65, 6412 Planada
Avenue
Planning Area: Northeast Los Angeles
Zone: R1-1-HPOZ
D.M.: 156A233
C.D.: 14 - de Leon
CEQA: ENV-2019-4514-CE
Legal Description: Lot 35, Parkdale Tract

LETTER OF CORRECTION

On April 16, 2021, in accordance with provisions of Sections 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued a Letter of Determination (LOD) conditionally approving Preliminary Parcel Map No. AA-2019-4513-PMLA, for a maximum of two (2) lots, as shown on revised map stamp-dated March 29, 2021, in the Northeast Los Angeles Community Plan. The appeal period lapsed, and no appeals were filed.

On September 27, 2022, the Bureau of Engineering received an Inter-Departmental Correspondence from the Bureau of Streets Services Urban Forestry Division (UFD) that UFD is opposed to the removal of one healthy mature coast live oak (*Quercus agrifolia*) tree growing in a 9-ft parkway at the intersection of Planada Avenue and Avenue 65 in the community of Highland Park. As street widening was conditionally approved in the Letter of Determination dated April 16, 2021, on November 15, 2022, the Bureau of Engineering requested that the City Planning Department issue a Letter of Correction for Condition S.3(i).

The Advisory Agency considered the requests and determined that the corrections requested by the Bureau of Engineering are necessary and acceptable. Therefore, the Letter of Determination issued by the Advisory Agency on April 16, 2021, for Case No. AA-2019-4513-PMLA, shall be corrected to read as follows:

Note: Deleted text is shown in ~~striketrough~~ and added text is **italicized, underlined and in bold.**

BUREAU OF ENGINEERING - STANDARD CONDITIONS S.3(i)

S-3(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

a) Improve Planada Avenue adjoining the subdivision by the construction of the followings:

- (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the remainder sidewalks areas.
- (2) ~~Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.~~
- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements.

All other conditions shall remain unchanged. The subdivider is advised that the above action does not extend the time of recording the final parcel map.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahan
Deborah Kahan, AICP
Deputy Advisory Agency

VPB:DK

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: April 16, 2021

Appeal End Date: May 3, 2021

Kristi Cirtwill (O)(A)
815 N Avenue 65
Los Angeles, CA 90042

Nader Ghassemlou (R)
Objekt Studio
4746 Blackthorne Avenue
Long Beach, CA 90808

Case No.: AA-2019-4513-PMLA
Related Case: ZA-2019-4511-ZAA-COA
Address: 815 N Avenue 65, 6412 Planada
Avenue
Planning Area: Northeast Los Angeles
Zone: R1-1-HPOZ
D.M.: 156A233
C.D.: 14-Huizar
CEQA: ENV-2019-4514-CE
Legal Description: Lot 35, Parkdale Tract

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-2019-4514-CE as the environmental clearance, and approves Preliminary Parcel Map No. AA-2019-4513-PMLA, located at 815 North Avenue 65, for a maximum of two (2) **lots**, as shown on revised map stamp-dated March 29, 2021, in the Northeast Los Angeles Community Plan. This unit density is based on the R1-1-HPOZ Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Ms. Julia Li by calling (213) 808-8917.

1. That a 10-foot by 10-foot cut corner or a 15-foot radius property line return be dedicated at the intersection of Planada Avenue and Avenue 65 adjoining the subdivision.

2. 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.

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 Preliminary Parcel 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.

4. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only - contact Laura Duong at (213) 482-0434 to schedule an appointment.

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of the building permit for the existing structure on Proposed Parcel B. If not permit is found for this structure, obtain a new permit or obtain a demolition permit to remove the structure from the site. Provide copy of the permit and signed inspection card to show completion of the work.
 - b. The Proposed Parcel A shall provide a minimum front yard setback (along Planada Avenue) that consists of the average of the side yards of the two adjacent lots, a minimum side yard of 5 ft. for the dwelling of 18 ft. or less or one-foot shall be added to each required yard for each increment of ten feet or fraction thereof above the first 18 feet, and minimum 15 ft. rear yard setback for the existing structure. Provide a survey to show the yard setbacks to comply with the above requirements for the R1 Zone or obtain approval from the Department of City Planning.
 - c. The Proposed Parcel B shall provide a minimum 15 ft. rear yard setback for the existing structure. Provide a survey to show the yard setback to comply with the above requirement for the R1 Zone or obtain approval from the Department of City Planning.
 - d. Provide a copy of DIR case DIR-2019-4512-COA. Show compliance with all the conditions/requirements of the DIR case as applicable.
 - e. Provide a copy of ZA case ZA-2019-4511-ZAA-COA. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - f. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Front yard requirements will be based on the Prevailing setback calculation for Proposed Parcel B.

Notes:

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.

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) 264-6807. You should advise any consultant representing you of this requirement as well.

6. 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 Preliminary Parcel Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. 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.
 - e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - 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.
 - g. Site plans shall include all overhead utility lines adjacent to the site.

DEPARTMENT OF WATER AND POWER

7. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power and upon payment of regular service connection charges, the tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's Water System Rules. All required water mains have been installed.

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).

8. 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

9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject Preliminary Parcel Map and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated December 16, 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

10. 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

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

A minimum of 4 trees (a minimum of 48-inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to

the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.

Note: All protected tree removals must be approved by the Board of Public Works.
Contact: Urban Forestry Division at: 213-847-3077

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.

- 14 Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of two (2) Lots.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - c. 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.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. 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.
 - f. 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.

15. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. ZA-2019-4511-ZAA-COA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2019-4511-ZAA-COA is not approved, the subdivider shall submit a tract modification.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this Preliminary Parcel Map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this Preliminary Parcel Map 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.

SF-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 Preliminary Parcel Map 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 Preliminary 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 Preliminary Parcel Map 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 Preliminary Parcel Map be dedicated for public use by the Preliminary 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 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 Preliminary 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 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 Preliminary Parcel Map as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Construct new street light; one (1) on Avenue 65 and two (2) on Planada Avenue.

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:
 - a) Improve Planada Avenue adjoining the subdivision by the construction of the following:
 - (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas.
 - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - b) Improve Avenue 65 adjoining the subdivision by the construction of the following:
 - (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas.
 - (2) Suitable surfacing to join the existing pavements and to complete an

18-foot wide half roadway.

- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements.
- c) Construct necessary house connection sewer satisfactory to the City Engineer.
- d) Construct curb ramp at the intersection of Planada Avenue and Avenue 65 per latest City Engineer Standards.

NOTES:

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

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

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

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

The Advisory Agency hereby finds that this Preliminary Parcel Map conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning (DCP) 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 Categorical Exempt under Article 19, Section 15301, Class 1, Section 15303, Class 3, Section 15315, Class 15, and Section 15331, Class 31.

The project is for the subdivision of one (1) lot measuring 13,323 square-foot, into two (2) lots, including Parcel A, a 6,839 square-foot lot with an existing 450 square-foot cottage, and Parcel B, a 6,484 square-foot lot developed with an existing 1,780 square-foot Craftsman single-family dwelling. The project proposes an addition of 1,600 square feet (and a 457-square foot new attached Accessory Dwelling Unit (ADU) under separate Administrative review) to an existing cottage on Parcel A and addition of 880 square feet (and a 415 square feet new attached ADU under separate Administrative review) to an existing Craftsman single-family dwelling on Parcel B, grading up to 500 cubic yards of earth, and removal of two (2) non-protected on-site trees and one (1) non-protected Street tree. As the subdivision of the lot and additions to the existing structures, the project qualifies for the Categorical Exemption for Classes 1, 3, 15, and 31.

The site is zoned R1-1-HPOZ and has a General Plan Land Use Designation of Low Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles 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 0.3 acres. Lots adjacent to the subject site are developed with single-family residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There is one (1) Protected Street Tree and one (1) Protected Tree on the neighboring property, as identified in the Tree Report prepared by The Tree Resource, dated February 18, 2020. None of the Protected Trees are proposed to be removed and/or impacted. Two (2) non-protected on-site trees and one (1) non-protected Street tree are proposed to be removed from the project site. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. While the subject site is located within Raymond Fault Zone, Alquist-Priolo Fault Zone, Liquefaction area, Urban Agriculture Incentive Zone, and Special Grading Area, lands identified to be located in a Hillside Area based on the latest Bureau of Engineering Basic Grid Map A-13372, per Section 91.7003 of the Building Code, RCMs, including Air Quality (RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403, RC-AQ-2, RC-AQ-3, RC-AQ-4, RC-AQ-5, RC-AQ-6); Geology and Soils (RC-GEO-1 and RC-GEO-4 (Liquefaction Area)); Hydrology and Water Quality (RC-WQ-3: Low Impact Development Plan); (Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1(Green Building Code)). These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. 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 subdivision of one (1) lot into two (2) lots and additions to the existing structures 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 Classes, 1, 3, 15, and 31.

There are six (6) Exceptions which must be considered in order to find a project exempt under Class 3 (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Site; and (f) Historical Resources.

There is not a succession of known projects of the same type and within the same location as the subject project. As mentioned, the project is for the subdivision of one (1) lot comprising of 13,323 square feet into two (2) lots, an addition of 1,600 square feet (and 457 square feet new attached Accessory Dwelling Unit (ADU) under separate Administrative review) to an existing cottage on Parcel A, an addition of 880 square feet (and 415 square feet new attached ADU under separate Administrative review) to an existing Craftsman single-family dwelling on Parcel B, grading up to 500 cubic yards of earth, and removal of two (2) non-protected on-site trees and one (1) non-protected Street tree. All adjacent lots are developed with single and multi-family uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of .43:1 and .29:1 on a site that is permitted to have a maximum FAR of 3:1. The project proposes a 24 feet height which is not unusual for the vicinity of the subject site, and is

similar in scope to other existing residential projects 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 Topanga Canyon State Scenic Highway is about 24 miles northwest of the subject site. Therefore, the subject site will not create any impacts within a designated as a 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 been identified as a historic resource by local or state agencies, and the project site has 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 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 choose to treat the site as a historic resource. Based on this, the project will 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-2019-4513-PMLA 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 Northeast Los Angeles Community Plan, which designates the site with a Low Residential land use designation. The land use designation lists the R1-1 Zone as a corresponding zone. The project site is zoned R1-1-HPOZ, which is consistent with the land use designation. The project site has approximately 13,323 square feet of lot area and would permit a maximum of one (1) single-family dwelling per lot. As shown on the parcel map, the project proposes to subdivide the project site into two (2) Lots, which is consistent with the minimum lot area required by the zone.

Pursuant to LAMC Section 17.51 A, a Preliminary Parcel Map was prepared by a registered professional engineer license number 9192, and 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 Preliminary Parcel 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. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, and 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. The project site is zoned R1-1-HPOZ; the zone would permit a maximum of one (1) single-family dwelling per lot. As the map is proposed for a two (2) Lot subdivision, it is consistent with the minimum lot area required by the zone.

The Preliminary 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 Preliminary Parcel Map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Avenue 65 and Planada Avenue consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary house connection to serve each parcel. The Bureau of Street Lighting recommended the construction of one (1) new streetlight on Avenue 65 and two (2) new streetlights on Planada Avenue. 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.

This project is for the subdivision of one (1) lot, measuring 13,323 square-foot, into two (2) lots, including Parcel A, a 6,839 square-foot lot with an existing 450 square-foot cottage, and Parcel B, a 6,484 square-foot lot developed with an existing 1,780 square-foot Craftsman single-family dwelling. The project site is located within the Raymond Fault Zone and Alquist-Priolo Fault Zone. The site is within the BOE Special Grading Area, Liquefaction area, and Urban Agriculture Incentive Zone. The site is not located within a Very High Fire Hazard Severity Zone, Flood Zone, Landslide, Methane, or Tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation.

The Preliminary 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 Grading Division of the Department of Building and Safety concluded on December 10, 2019, that the geology/soils reports are not required prior to planning approval of the Parcel Map as the property is located outside of a City of Los Angeles Hillside Area, and the applicant shall comply with any requirements with the

Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit. Therefore, the site will be physically suitable for the proposed type of development.

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

The properties to the south, west, and east across from Planada Avenue have a land use designation of Low Residential and are zoned R1-1-HPOZ. The properties are developed with single and multi-family residential uses. The properties to the east across from Avenue 65 have a land use designation of Low Residential and are zoned R1-1. The properties are developed with single-family residential uses. The project site, which is comprised of one parcel, consists of approximately 13,323 square feet of land and is developed with a 450 square-foot cottage and a 1,780 square-foot Craftsman single-family dwelling. The project proposes the subdivision of the lot into two (2) lots. As proposed, the density is consistent with the zone and land use designation, which would permit a maximum of one (1) single-family dwelling per lot. The Preliminary 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 Grading Division of the Department of Building and Safety concluded on December 10, 2019, that the geology/soils reports are not required prior to planning approval of the Parcel Map as the property is located outside of a City of Los Angeles Hillside Area, and the applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit. 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 Preliminary 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 450 square-foot cottage and a 1,780 square-foot Craftsman single-family dwelling. There are no Protected Trees on-site and but there is one (1) off-site and one (1) Protected Tree 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.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Avenue 65 and Planada Avenue, which are public streets. The project site consists of a parcel identified as Lot 35 of Parkdale Tract and is identified by the Assessor Parcel Map No. 5716-010-020. 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. The construction of mainline and house connection sewers within suitable easement may be required to serve the parcel.

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

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

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

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

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

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

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development. These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2019-4513-PMLA.

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
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

Debbie Lawrence

Debbie Lawrence, AICP
Deputy Advisory Agency

DL:NS:AM

Note:

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 Area 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:

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Forms are also available on-line at <http://planning.lacity.org>

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PRELIMINARY PARCEL MAP NO.4513 PMLA

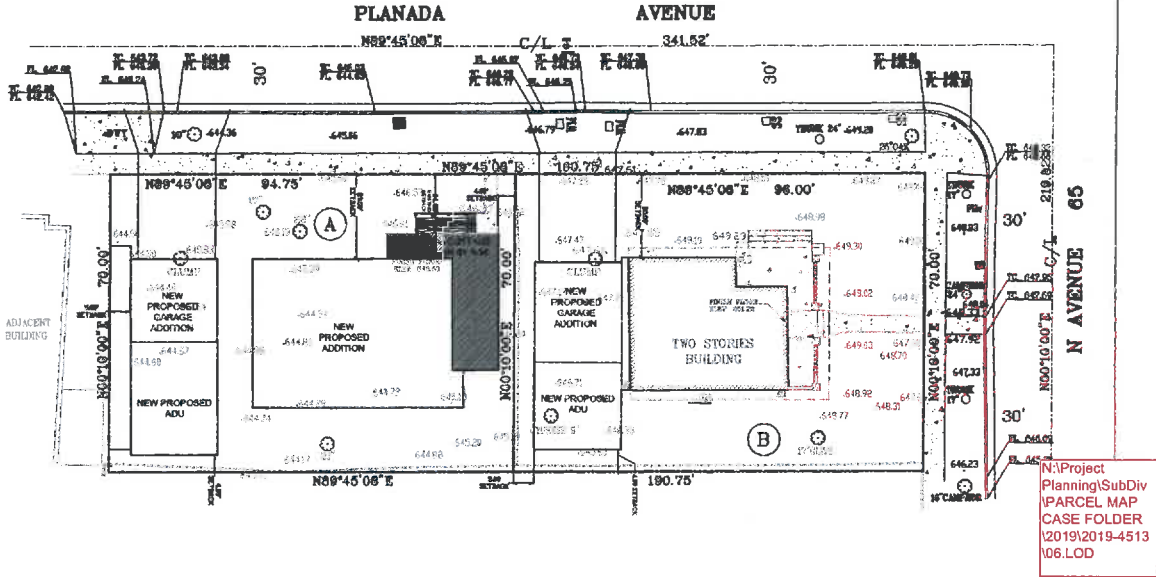
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
PARCEL MAP

MAR 29 2021

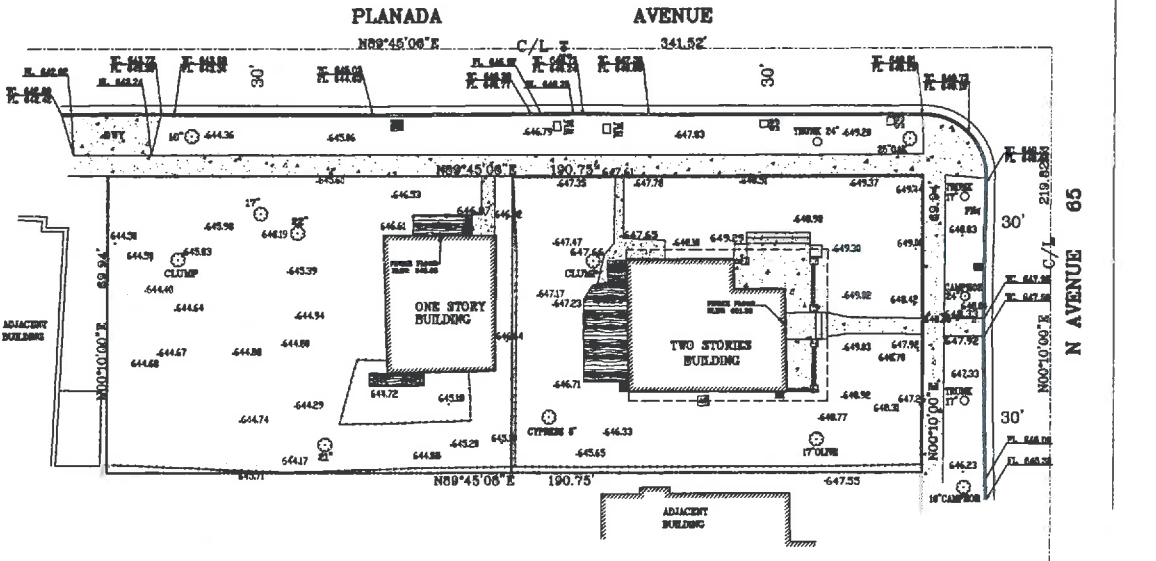
REVISED MAP EXTENSION OF TIME
FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

FOR TWO LOTS PURPOSES
AT
815 N AVE. 65, LOS ANGELES, CA. 90042
IN THE CITY OF
LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

AA-2019-4513-PMLA



PROPOSED PARCEL MAP



TOPOGRAPHY MAP

OWNER

KRISTI CIRTWILL
LOS ANGELES, CA. 90042
815 N AVE. 65
562-400-2953

SURVEYOR

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

ARCHITECT

OBJEKT
E-MAIL-Nader@objektstudio.com
(562) 857-4085
4746 Blackthorn Ave.
Long Beach, CA 90808

Civil Engineer

Vanik Abedian
vanik@kartez-eng.com
(818) 845 - 2707
2906 Jolley Dr.
Burbank, CA 91504

NOTES:

- 1- EXISTING ZONE : R1-1-HPOZ
- 2- THE EXISTING BUILDING IS REMAIN THE SAME
- 3- PROPERTY IS IN HISTORIC PRESERVATION REVIEW ZONE
- 4- PROPERTY IS NOT IN FLOOD HAZARD ZONE AREA.
- 5- PROPERTY IS NOT IN METHANE HAZARD ZONE.
- 6- PROPERTY IS IN Z-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
7. THE SITE IS RELATIVELY FLAT.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 35, PARKDALE TRACT, IN THE CITY OF LOS ANGELES, BOOK 1, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

BASIS OF BEARINGS

THE BEARING N08°10'00"E, ON THE SIDELINE OF AVE 65 AS SHOWN ON PARKDALE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1, PAGE 9, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

Assumed Datum
FD SMH @ PLANADA AVE. CL
STRUCTURE ID: 46601108
ELEVATION=647.30'

FLOOD ZONE : X

FEMA PANEL : 06037C1835F
EFFECTIVE DATE: 08/28/2008

PROJECT INFORMATION

ADDRESS: 815 N AVE 65
LOS ANGELES, CA. 90042

SITE

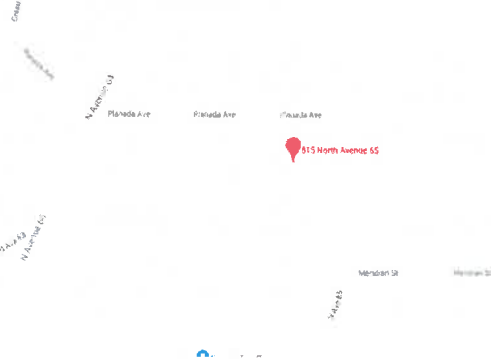
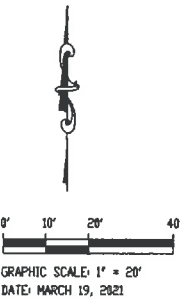
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
GENERAL PLAN LAND USE: LOW RESIDENTIAL
GROSS LOT AREA: 13340 (SQ FT)

	Area Sq. Ft.
PARCEL A	6,839
PARCEL B	6,484

PROJECT INFORMATION

ADDRESS: 815 N AVE 65
LOS ANGELES, CA. 90042
APN: 5716-010-020
TRACT: PARKDALE
LOT: 35
LOT AREA : 13323 (SQ FT) / 0.305 ACRE
ZONE: R1-1-HPOZ
PROPOSED ZONE: R1-1-HPOZ

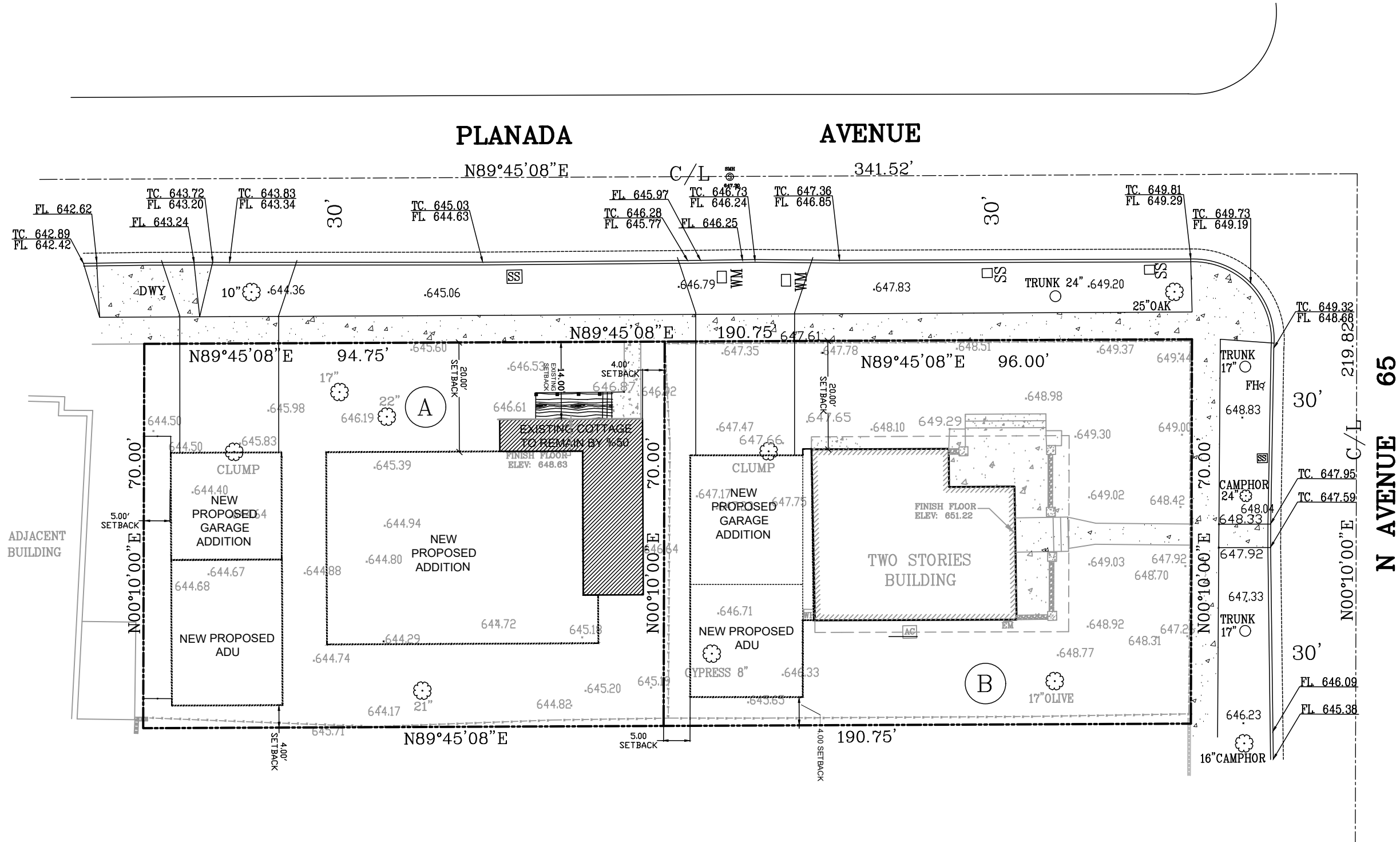
	Area Sq. Ft.	Metrix
PARCEL A	6,839	N Front 20.00' E Side 4.00' S Front 4.00' W Side 5.00'
PARCEL B	6,484	N Side 20.00' E Front 20.00' S Side 5.00' W Side 5.00'



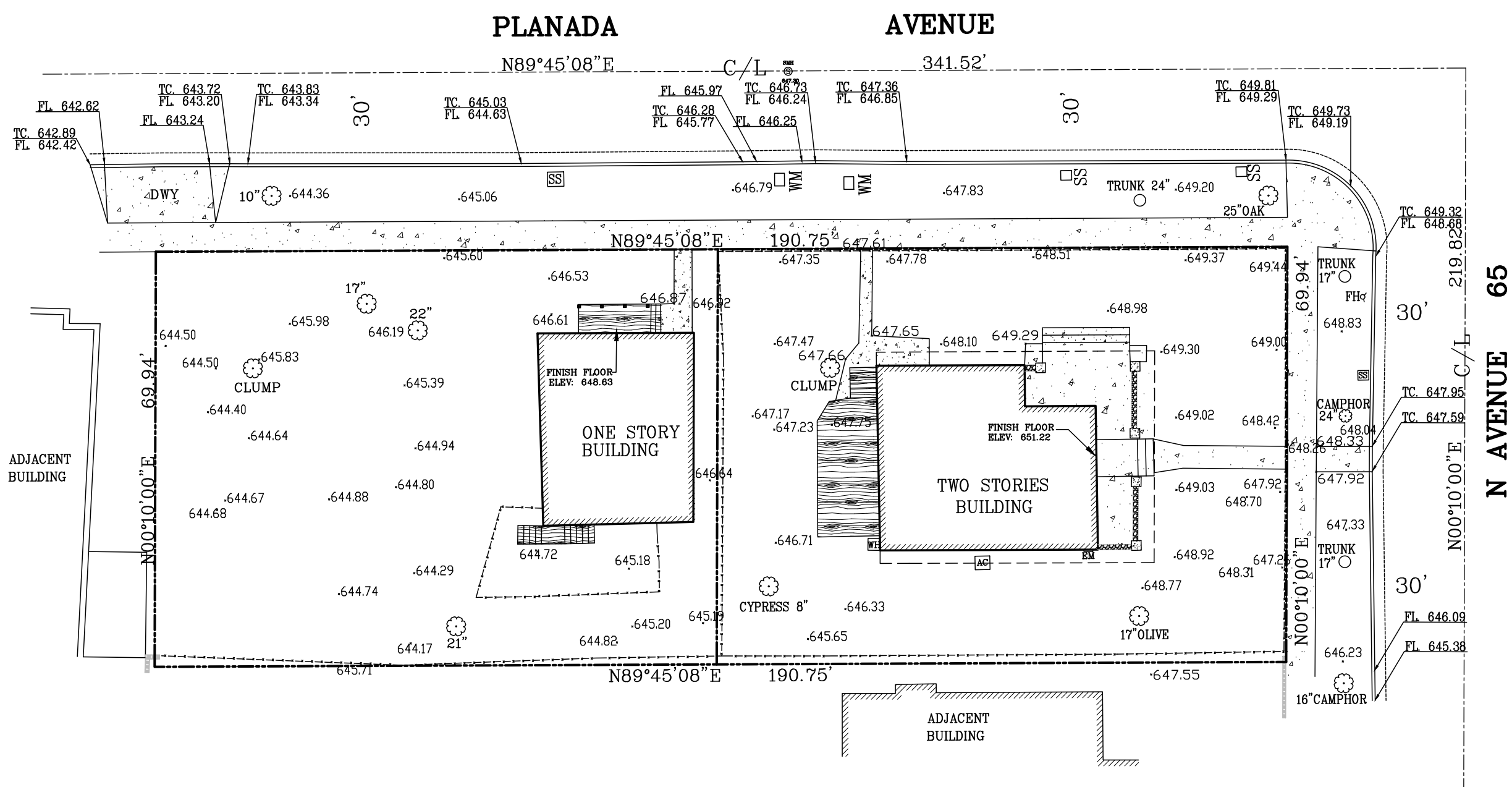
VICINITY MAP
NOT TO SCALE

PRELIMINARY PARCEL MAP NO.4513 PMLA

FOR TWO LOTS PUROPSES
AT
815 N AVE. 65, LOS ANGELES, CA. 90042
IN THE CITY OF
LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



PROPOSED PARCEL MAP



TOPOGRAPHY MAP

OWNER

KRISTI CIRTWILL
LOS ANGELES, CA. 90042
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562-400-2953

SURVEYOR

MOLAI LAND & DESIGN
24308 BURBANK BLVD
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Civil Engineer

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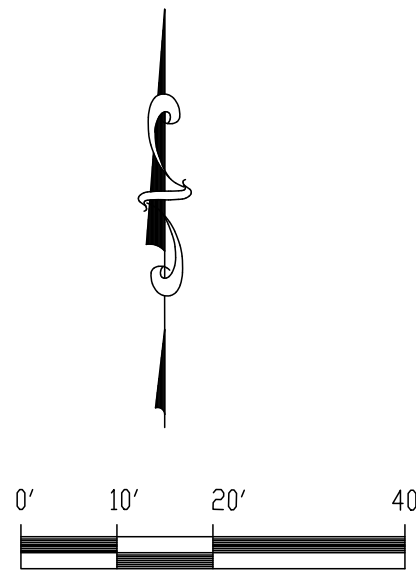
vanik@kartez-eng.com
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- 5- PROPERTY IS NOT IN METHANE HAZARD ZONE.
- 6- PROPERTY IS IN ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
7. THE SITE IS RELATIVELY FLAT.



Molai



GRAPHIC SCALE: 1" = 20'
DATE: MARCH 19, 2021

LEGAL DESCRIPTION

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LOT 35, PARKDALE TRACT , IN THE CITY OF LOS ANGELES, BOOK 1, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

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BENCHMARK:

Assumed Datum
FD SMH @ PLANADA AVE. CL
STRUCTURE ID: 46601108
ELEVATION=647.30'

FLOOD ZONE : X

FEMA PANEL : 06037C1635F
EFFECTIVE DATE: 09/26/2008

PROJECT INFORMATION

ADDRESS: 815 N AVE 65
LOS ANGELES, CA. 90042

SITE

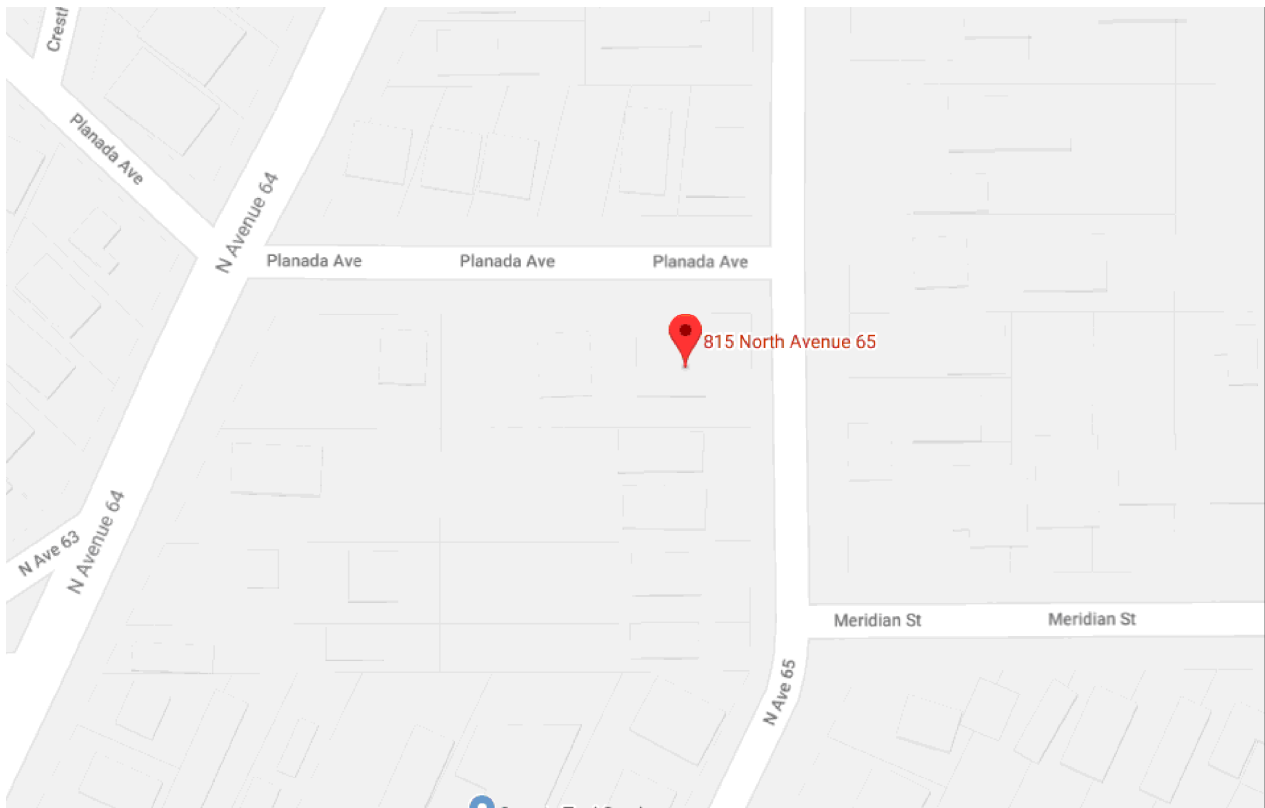
EXISTING USE: RESIDENTIAL
PROPOSED USE: RSIDENTIAL
GENERAL PLAN LAND USE LOW RESIDENTIAL
GROSS LOT AREA: 13340 (SQ FT)

	Area Sq. Ft.
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PROJECT INFORMATION

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LOS ANGELES, CA. 90042
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TRACT: PARKDALE
LOT: 35
LOT AREA : 13323 (SQ FT) / 0.305 ACRE
ZONE: R1-1-HPOZ
PROPOSED ZONE: R1-1-HPOZ

	Area Sq. Ft.	Matrix
PARCEL A	6,839	N Front: 20.00' E Side: 4.00' S Rear: 4.00' W Side: 5.00'
PARCEL B	6,484	N Side: 20.00' E Front: 20.00' S Side: 5.00' W Side: 5.00'



VICINITY MAP
NOT TO SCALE

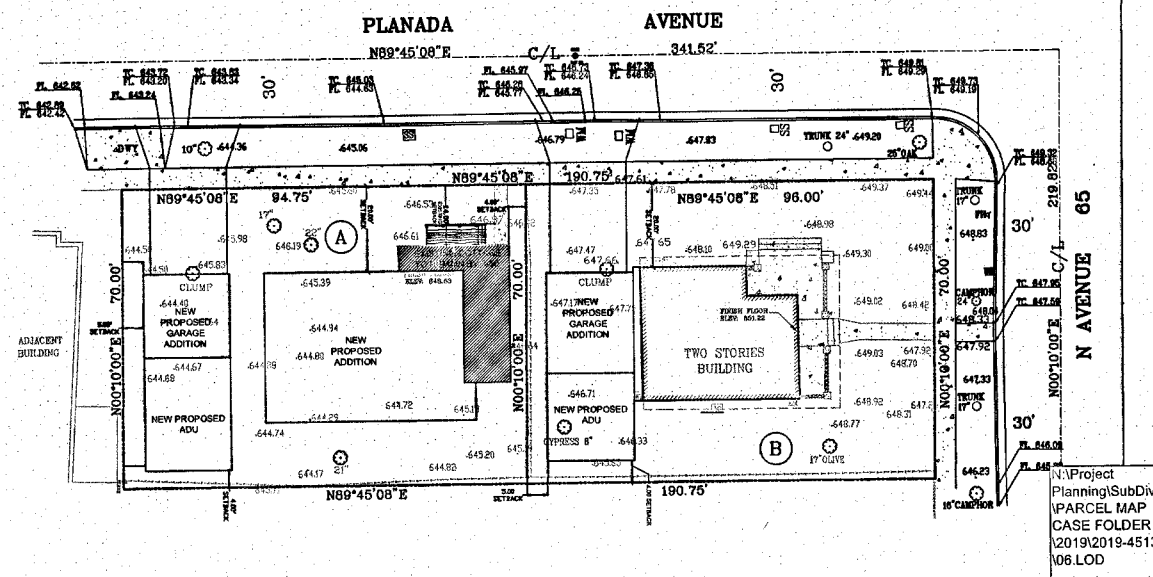
.4513 PMLA

AA-2019-4513-PMLA

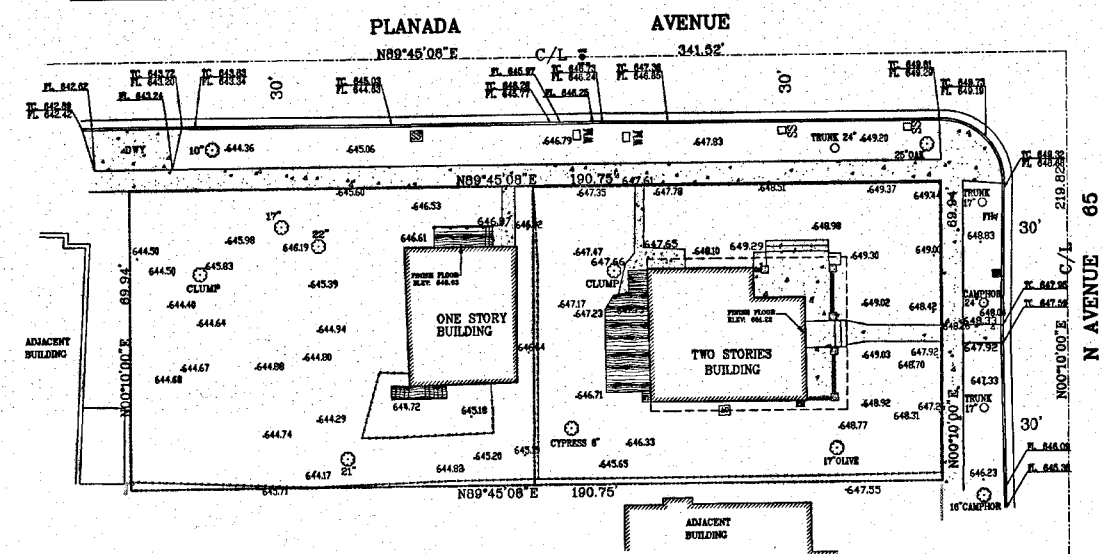
MAR 29 2021

FOR TWO LOTS PUROPSES
AT
N AVE. 65, LOS ANGELES, CA. 90042
IN THE CITY OF
LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

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



PROPOSED PARCEL MAP



TOPOGRAPHY MAP

KRISTI CIRTWILL
LOS ANGELES, CA. 90042
815 N AVE. 65
562-400-2953

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

OBJEKT

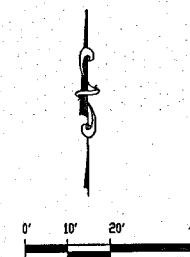
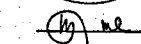
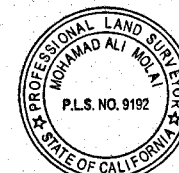
E-MAIL-Nader@objektstudio.com
(562) 857-4085
4746 Blackthorn Ave.
Long Beach, CA 90808

Civil Engineer

Vanik Abedian
vanik@kartez-eng.com
(818) 845 - 2707
2906 Jolley Dr.
Burbank, CA 91504

NOTES :

1. EXISTING ZONE : R1-1-HPOZ
2. THE EXISTING BUILDING IS REMAIN THE SAME
3. PROPERTY IS IN HISTORIC PRESERVATION REVIEW ZONE
4. PROPERTY IS NOT IN FLOOD HAZARD ZONE AREA.
5. PROPERTY IS NOT IN METHANE HAZARD ZONE.
6. PROPERTY IS IN ☐ ZF-2482 Modifications to SF Zones and SF Zone Hillside Area Regulations
7. THE SITE IS RELATIVELY FLAT.



GRAPHIC SCALE: 1" = 20'
DATE: MARCH 19, 2021

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 35, PARKDALE TRACT, IN THE CITY OF LOS ANGELES, BOOK 1, PAGE 9 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER.

THE BEARING N00°10'00"E, ON THE SIDELINE OF AVE 65 AS SHOWN ON PARKDALE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1, PAGE 9, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assumed Datum
FD SMH @ PLANADA AVE. CL
STRUCTURE ID: 46601108
ELEVATION=647.30'

FEMA PANEL : 06037C1635F
EFFECTIVE DATE: 09/26/2008

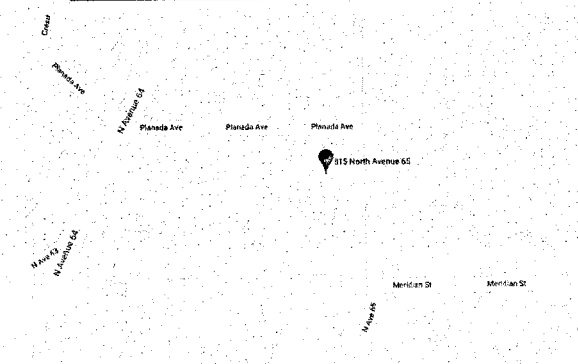
ADDRESS: 815 N AVE 65
LOS ANGELES, CA. 90042

EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN LAND USE	LOW RESIDENTIAL
GROSS LOT AREA:	13340 (SQ FT)

	Area Sq. Ft.
PARCEL A	6,839
PARCEL B	6,484

ADDRESS: 815 N AVE 65
LOS ANGELES, CA. 90042
APN: 5716-010-020
TRACT: PARKDALE
LOT: 35
LOT AREA : 13323 (SQ FT) / 0.305 ACRE
ZONE: R1-1-HPOZ
PROPOSED ZONE: R1-1-HPOZ

	Area Sq. Ft.	Matrix
PARCEL A	6,839	N Front 20
		E Side 4.6
		S Rear 4
		W Side 5
PARCEL B	6,484	N Side 20
		E Front 2
		S Side 5
		W Side 5



VICINITY MAP
NOT TO SCALE