

**DEPARTMENT OF
CITY PLANNING**

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**CITY OF LOS ANGELES
CALIFORNIA**



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September 1, 2016

Noah Ornstein(A)(O)(R)
LOU Partners, LLC
3530 Carnation Avenue
Los Angeles, CA 90026

Randall A. Greenwood (E)
Pacific Coast Civil, Inc.
30141 Agoura Road, Suite 200
Agora Hills, CA 91301

RE Parcel Map No. AA-2015-0777-PMLA-SL
Address: 1324 Quintero Street
Planning Area: Silver Lake – Echo Park –
Elysian Valley
Zone : RD1.5-1VL
C. D. : 13 – Mitch O'Farrell
CEQA : ENV-2015-0778-MND

LETTER OF CLARIFICATION

On November 24, 2015, the Advisory Agency approved Parcel Map No. AA-2015-0777-PMLA-SL for a maximum of four (4) small lots for the purposes of developing four (4) small lot homes. An appeal was subsequently filed. The East Los Angeles Area Planning Commission did not grant the appeal and as such, the decision of the Deputy Advisory Agency was sustained. On August 9, 2016, the applicant requested that certain conditions of approval be clarified.

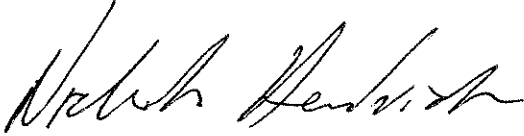
The proposed project includes architectural projections ranging from 3'-3" to 4'-1". None of the approved projections enter any of the required yards. As such, the proposed project is in compliance with the Small Lot Subdivision Ordinance with regard to yard setbacks in that the project provides at least a five-foot setback on all lots that are not created by the subdivision.

The approved Parcel Map included a setback matrix showing yard setbacks in excess of the minimum required setbacks. Minor deviations to the setback matrix are common and in this case, the project, with projections, is in compliance with the Small Lot Ordinance setback requirements as the project provides the minimum front, side, and rear yards.

The approved plan set and Parcel Map, including architectural projections, decks, setback matrix, and passageways, results in a project that is in substantial compliance with the determination letter and the Los Angeles Municipal Code. Therefore, no additional entitlements are required of this project.

All other terms and conditions of AA-2015-0777-PMLA-SL shall remain unchanged.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:HB

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INFORMATION
<http://planning.lacity.org>

Decision Date: November 24, 2015

Appeal Period Ends: December 9, 2015

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LOF Partners
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Los Angeles, CA 90026

Randall A. Greenwood (E)
Pacific Coast Civil, Inc.
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Agoura Hills, CA 91301

RE: Parcel Map No. AA-2015-777-PMLA
Address: 1324 Quintero Street
Related Case: N/A
Planning Area: Silver Lake – Echo Park –
Elysian Valley
Zone : RD1.5-1VL
D. M. : 139-5A211
C. D. : 13
CEQA : ENV-2015-778-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53 and 12.22-C,27, the Advisory Agency approved Parcel Map No. AA-2015-777-PMLA-SL, located at 1324 Quintero Street for a maximum of **four (4) Small Lots** for the purposes of a Small Lot Subdivision as shown on the revised map stamp-dated October 27, 2015 in the Silver Lake – Echo Park – Elysian Valley Community Plan. This unit density is based on the RD1.5-1VL 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.) For an appointment with the Public Counter call (213) 482-7077. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the final map show proposed parcels as Parcels "A", "B", "C" and "D" in lieu of Parcels 1, 2, 3 and 4 respectively.
2. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed public right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
3. That if necessary and for street address purposes, if this parcel map approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
4. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
5. That any necessary public sanitary sewer easement with sufficient width be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
6. That if necessary and for street address purposes, 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 any fee deficit under Work Order No. EXP00120 expediting this project be paid.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Quintero Street adjoining the subdivision by the construction of the following:
 - i. A concrete curb, a concrete gutter, a 5-foot wide concrete sidewalk in a 12-foot wide border, planting trees and landscaping of the parkway area, and if the existing trees are preserved, trim the existing trees as necessary.
 - ii. Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 - iii. Any necessary removal and reconstruction of the existing improvements.
 - iv. The necessary transitions to join the existing improvements.
 - b. Construct the necessary mainline sewer in the provided sewer easement, including house connections to serve each parcel, or any other arrangement

acceptable to the Central Engineering District Office.

Note:

Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

9. The Parcel Map AA-2015-777-PMLA and the referenced reports dated July 31, 2015, and February 10, 2015, are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

- a. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
- b. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)
- c. All recommendations of the reports by GeoSoils Consultants, Inc. dated 02/10/2015 and 07/31/2015 signed by Karen L. Miller, GE 2257, and Lance R. Putnam, CEG 2469, which in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project. (7006.1)
- d. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
- e. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
- f. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (DI556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

- g. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)
- h. Existing uncertified fill shall not be used for support off-footings, concrete slabs or new fill. (1809.2)
- i. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (70 13.12)
- j. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

- k. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)
- l. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
- m. Unsurcharged temporary excavations over 4 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
- n. A-B-C slot-cut method may be used for unsurcharged temporary excavations with each slot not exceeding 11 feet in height and not exceeding 10 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth materials are stable in the slot cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
- o. All building foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
- p. The proposed residential structures shall be supported on drilled-pile foundations penetrating the fill and extended into competent bedrock, as recommended. Retaining walls shall be supported on conventional foundations bearing on competent bedrock, as recommended.
- q. The proposed friction piles shall be founded a minimum of 5 feet into competent bedrock, as recommended.

- r. A minimum of 3 feet of the existing fill shall be removed and recompactd, as recommended.
- s. Foundations adjacent to a descending slope steeper than 3:1 (H:V) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
- t. Buildings adjacent to ascending slopes steeper than 3:1 (H:V) in gradient shall be set back from the toe of the slope a level distance equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1)
- u. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
- v. Pile and/or caisson shafts shall be designed for a lateral load of 1,000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock. (P/BC 2014-050)
- w. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1,000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)
- x. All slab on grade on uncertified fill shall be designed as a structural slab. (7011.3)
- y. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
- z. Retaining walls up to 12 feet in height and with a level backfill shall be designed for the minimum EFP's specified on page 18 of the February 10, 2015, referenced report. All surcharge loads shall be incorporated into the design.
- aa. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 3 of the July 31, 2015, referenced report (1803.5.12).
- bb. Proposed retaining walls shall be provided with a minimum of 1-foot of freeboard to control pad drainage, as recommended.
- cc. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
- dd. All retaining walls shall be provided with a standard surface backdrain

- system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (70 13.11)
- ee. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)
 - ff. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
 - gg. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
 - hh. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
 - ii. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
 - jj. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
 - kk. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.3)
 - ll. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
 - mm. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)
 - nn. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

- oo. Prior to excavation, an initial inspection shall be called with LADES Inspector at which time sequence of construction, ABC slot cuts, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)
- pp. Installation of slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
- qq. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
- rr. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

- 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 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 dedications. Front yard requirement shall be required to comply with current code as measured from new property line after dedication.
 - c. The Map does not comply with the minimum 15 ft. front yard setback for Parcel 1 fronting (facing) along Quintero Street as required for the **RD1.5-1VL Zone**. Revise the Map to show compliance with the above requirement

or obtain written approval from the Department of City Planning Advisory Agency to allow the reduced setback as indicated in the Setback Matrix.

- d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky all the way to the public street for frontage and driveway access purposes for Parcels 2, 3, and 4. No projection is allowed in the required common access strip. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning to allow any projection into the required 20 ft. minimum wide access strip all the public street.

Notes:

The site is within the Designate Hillside Area and compliance with Section 12.21A.17 LAMC might be required.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements for Small Lot Subdivision.

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

Backup space for parking space with less than 26'-8" shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

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

DEPARTMENT OF TRANSPORTATION

11. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space between the future property line and any security gate is required or to the satisfaction of the Department of Transportation (DOT).
 - b. A parking area and driveway plan must be submitted to the Citywide Planning Coordination Section of DOT 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 400, Station 3. All driveways should be Case 2 driveways and 30 feet and 16 feet wide and one-way operations, respectively, or to the satisfaction of DOT.

Note:

Please contact this section at (213) 972-8473 for any questions regarding the above.

FIRE DEPARTMENT

12. 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. All structures should be fully sprinklered.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

Note:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

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.

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

BUREAU OF STREET LIGHTING

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.
15. Construct new street light: one (1) on Quintero.

BUREAU OF SANITATION

16. 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.

INFORMATION TECHNOLOGY AGENCY

17. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

18. That the Quimby fee be based on the **RD1.5-1VL** Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

19. Prior to the issuance of a grading permit, 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 for as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health and condition of all trees with 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.
20. The Developer shall plant a maximum of (2) 24-inch box Jacaranda (*Jacaranda mimosifolia*) trees in the public right of way. If there are any trees that do not fit in the parkway, the remainder trees shall be delivered to the Urban Forestry Division nursery. The actual number and location of new trees shall be determined at time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the sidewalk for the marking of the tree(s) locations and species.

Note:

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

Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675.

Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS

Approvals conducted at 201 North Figueroa Street, 4th Floor unless otherwise indicated.

21. 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. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
- b. Limit the proposed development to a maximum of four (4) small lot homes.
- 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 or decorative masonry wall 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 approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

Approved Variations as follows:

i.

Setbacks				
Parcel	Front (W)	Side (N)	Side (S)	Rear (E)
A	10'-0"	9'-1"	10'-1"	3'-3"
B	3'-3"	9'-1"	10'-1"	3'-3"
C	3'-3"	9'-1"	10'-1"	3'-3"
D	3'-3"	9'-1"	10'-1"	5'-0"

22. Small Lot Standards

- a. The common access driveway shall have a minimum width of 16 feet all the

- way to the public street for driveway access purposes. A minimum of 10-feet shall be open to the sky.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2015-777-PMLA-SL shall not be issued until after the final map has been recorded.
 - c. A utility easement with a minimum width of 5 feet shall be maintained open to the sky.
 - d. Trash and recycling receptacles shall be located out of the public right-of-way and individual bins shall be stored privately in garages. Trash collections shall be coordinated and signed off satisfactory to the Bureau of Sanitation.
 - e. A Maintenance Agreement shall be signed by 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 part of the agreement and shall be subject to a proportionate share of the maintenance. The 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.
 - f. No vehicular gates shall be permitted within the development
 - g. 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.
23. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
24. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of 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.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of 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.

- c. 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 \$25,000. 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 (b).
- d. 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 (b).
- e. 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. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

25. 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:

MM-1. Aesthetics (Light) Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

MM-2. Increased Noise Levels (Demolition, Grading, and Construction Activities) Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

MM-3. Transportation (Haul Route) The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

(b) (Hillside and Subdivisions): Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

(c) (Hillside Projects): All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.

(i) The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.

(ii) The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.

(iii) The applicant shall be limited to no more than two trucks at any given time within the site's staging area.

- (iv) There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- (v) No hauling shall be done before 9 a.m. or after 3 p.m.
- (vi) Trucks shall be spaced so as to discourage a convoy effect.
- (vii) On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.
- (viii) There shall be no hauling on weekends and City Holidays.
- (ix) A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
- (x) Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- (xi) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- (xii) Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- (xiii) Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- (xiv) No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- (xv) A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- (xvi) The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

MM-4. Inadequate Emergency Access (Hillside Streets – Construction Activities) No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program. All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.

MM-5. Transportation/Traffic. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.

(a) Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.

(b) Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.

(c) Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

26. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or 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:

CM-1. Aesthetics (Signage on Construction Barriers)

(a) The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.

(b) The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours.

CM-2. Air Pollution (Demolition, Grading, and Construction Activities)

- (a) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - (b) The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - (c) All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - (d) All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - (e) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - (f) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Trucks having no current hauling activity shall not idle but be turned off.
- CM-3. Seismic. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- CM-4. Erosion/Grading/Short-Term Construction Impact. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- (a) Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - (b) Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

- CM-5. Geotechnical Report. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- CM-6. Asbestos. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- CM-7. Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

- CM-12. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM-13. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- CM-14. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- CM-15. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-16. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2015-778-MND on October 1, 2015. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light, glare);
- Noise (construction);
- Transportation (Haul Route, Emergency Access).

The Deputy Advisory Agency adopts Mitigated Negative Declaration No. ENV-2015-778-MND, which reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 25 and 26 of the Parcel Map's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Landscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2015-778-MND. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2015-777-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 requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions often times create parcels with a unique set of design and spatial complexities.

The adopted Silver Lake-Echo Park-Elysian Valley Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zone of RD1.5, RD2, RW2, and RZ2.5. The property contains approximately 0.17 net acres (7,190 square feet) and is presently zoned RD1.5-1VL. The applicant is proposing to develop four (4) Small Lot Homes on a site consisting of four (4) Small Lots, per the Small Lot Ordinance and the Subdivision Map Act.

The project will provide much needed new home ownership opportunities for the Community Plan area. The Silver Lake-Echo Park-Elysian Valley Community Plan, a part of the Land Use Element of the City's General Plan, states the importance of promoting and ensuring "the provision of adequate housing for all persons, including special needs populations, regardless of income, age or ethnic backgrounds" (Objective 1-4). Applicable policies include the promotion of "greater individual choice in type, quality, price and location of housing" (Policy 1-4.1), and increasing "home ownership options by providing opportunities for development of townhouses, condominiums and similar types of housing" (Policy 1-4.4).

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan, which includes Urban Form and Neighborhood Design Chapter of the General Plan Framework. The proposed project activates the site by providing well-designed homes with articulated building facades, landscaping along the project's street frontages, and employing

a variety of materials to break up the project's massing. The project's density, height, setbacks, and massing are consistent with the site's existing zoning regulations, the Small Lot Ordinance, and the General Plan Framework.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). As such, the Advisory Agency concludes that the proposed parcel map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Silver Lake-Echo Park-Elysian Valley Community Plan. Quintero Street is a Hillside Local Street that will be dedicated to a 60-foot right-of-way width at the project's street frontage.

The proposed four small lots are accessed via a 16-foot common access driveway, with 10-feet open to the sky. Lot conformance is ensured with the requirements of the Setback Matrix and Small Lot Standards.

For the purposes of approving a small lot subdivision, the "design" of the parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refer to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. The project will be required to provide the construction of the necessary house connection sewers, and improvement of Quintero Street with a concrete curb, gutter, a 5-foot side walk in a 12-foot border, and suitable surfacing to complete an 18-foot half roadway. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

Therefore, the proposed subdivision's design and improvement are consistent with the provisions of the General Plan and the Silver Lake-Echo Park-Elysian Valley Community Plan.

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

A mix of low-density residential uses, including single family and multi-family residential structures, makes up the general character of the surrounding neighborhood. Adjoining properties to the north and south are zoned RD1.5-1VL and developed with single family homes. The properties to the east are zoned RD1.5-1VL and improved with a single family home and five- and eight-unit apartments. Properties to the west across Quintero are zoned RD1.5-1VL and are improved with a single family home and eight- and four-unit apartments.

The project site consists of one lot that is approximately 7,190 net square feet (0.17 net acres) in size, and is located on the east side of Quintero Street roughly 300 feet north of Sunset Boulevard in Echo Park neighborhood of Los Angeles. The site currently has a single family home built in 1961, which will be demolished as part of the project. The proposed project is considered an infill development in a neighborhood that is developed with many multi-family uses and is consistent with the density and height limit of the RD1.5-1VL Zone. Therefore, the site is physically suitable for four small lot homes.

The project site is located within the Upper Elysian Park Fault. The site is not within a Very High Fire Severity Zone or within a liquefaction zone. The site is not in a Methane Zone or a landslide area, a tsunami-inundation zone, flood-prone area, or a High Wind Velocity Area. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

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

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

A mix of low-density residential uses, including single family and multi-family residential structures, makes up the general character of the surrounding neighborhood. Adjoining properties to the north and south are zoned RD1.5-1VL and developed with single family homes. The properties to the east are zoned RD1.5-1VL and improved with a single family home and five- and eight-unit apartments. Properties to the west across Quintero are zoned RD1.5-1VL and are improved with a single family home and eight- and four-unit apartments. The project proposes the development of four Small Lot Homes consistent with the density of the RD1.5-1VL Zone. The applicant is permitted to construct four residential condominiums or apartment units by-right per the RD1.5 Zone.

The proposed project would provide an appropriate development within a neighborhood that includes both multi-family and single-family uses. The site is currently improved with a single family home constructed in 1961. The existing unit will be demolished and replaced with four Small Lot Homes, yielding a net gain of three units. The RD1.5 Zone on the site allows four homes to be constructed by right. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Ordinance No. 176,354. As conditioned the proposed site is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION AND 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, as well as the surrounding area are developed with structures and do not provide a natural habitat for fish. Currently, the subject site is vacant with no identified fish, wildlife, or established habitat located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

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

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed parcel map.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL 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 preliminary and final maps for Parcel Map No. AA-2015-777-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 LAMC Section 17.05-N.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area at 213 922-8363.

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 East Los Angeles Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 4:30 PM on December 9, 2015* at one of the Department's Development Services Centers, located at:

Figueroa Plaza
201 N. 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

*Please note the cashiers at the public counters close at 3:30 PM.
Forms are also available on-line at <http://cityplanning.lacity.org/>

Pursuant to Ordinance No. 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.

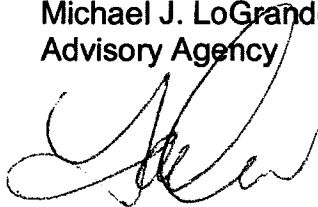
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Public Counter staff at (213) 482-7077 and (818) 374-5050.

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 the date of approval, unless an extension of time has been requested in person before 4:30 p.m. December 9, 2018.

No requests for time extensions or appeals received by mail shall be accepted.

Michael J. LoGrande
Advisory Agency



JAE H. KIM
Deputy Advisory Agency

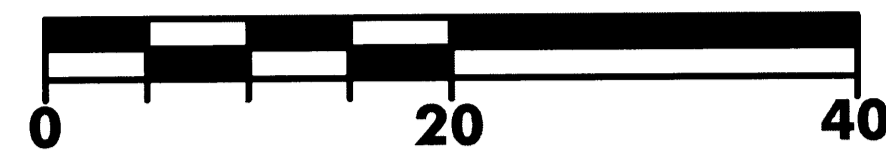
JK:JC:jc

cc: Bureau of Engineering - 13
Community Planning Bureau
Planning Office & 1 Map
D.M.
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

If you have any questions, please call the Development Services Center staff at (213) 482-7077 or (818) 374-5050.

SCALE: 1"=20'

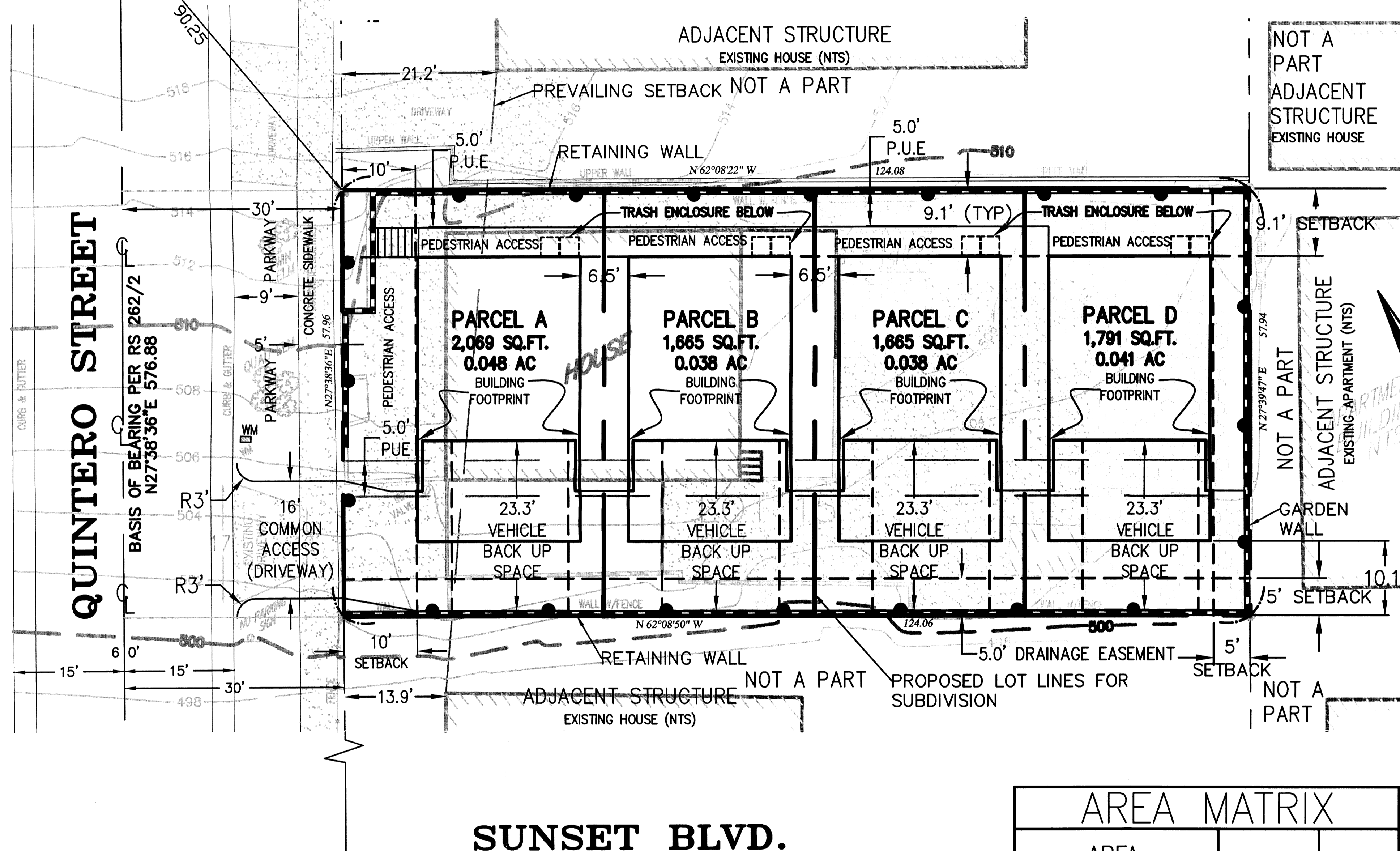
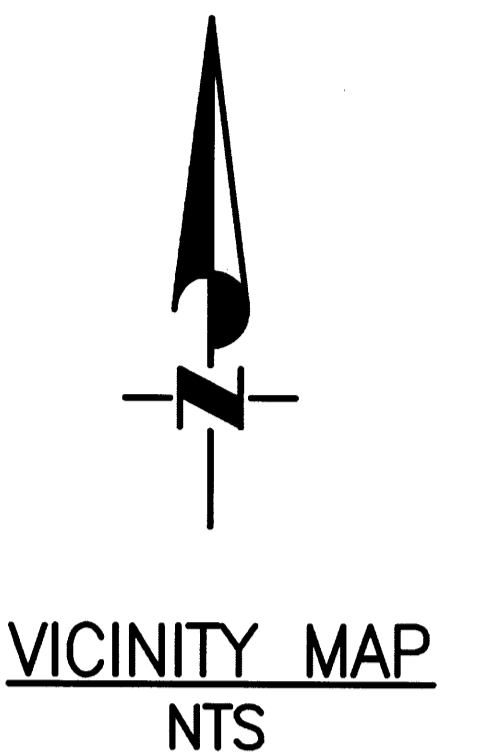


REVISED PRELIMINARY PARCEL MAP NO. AA FOR SMALL LOT SUBDIVISION PURPOSES LEGAL DESCRIPTION

LOT 15, BLOCK 2, GOLDEN WEST HTS, MR 34/91

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
PARCEL MAP
OCT 27 2015
REVISED MAP EXTENSION OF TIME
FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

2015
AA-2015-111-PMIA



NOTES:

1. AREA: 7190.0 S.F (.17 AC.)
2. GROSS AREA: 8928.9 S.F. (0.20 AC.) C/L OF STREET
3. EXISTING ZONING: RD1.5-1VL
4. ASSESSOR PARCEL NO. 5406-010-024
5. THOMAS GUIDE: 594 F-7
6. THERE ARE NO PROTECTED TREES ONSITE.
7. THE SITE IS WITHIN FAULT ZONE - UPPER ELYSIAN PARK.
8. USE: 4 SINGLE FAMILY DWELLINGS.
9. SITE HAS A 1 STORY SINGLE FAMILY RESIDENCE TO BE REMOVED.
10. SITE IS TERRACED FROM QUINTERO ST TO THE REAR OF PROPERTY
11. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
12. NO OAK TREES ON PROPERTY, EXISTING PALMS AND TREES TO BE REMOVED.
13. SITE IS WITHIN DESIGNATED HILLSIDE AREA.
14. SITE IS NOT WITHIN THE COASTAL ZONE.
15. SMALL LOT SIGNAL FAMILY SUBDIVISION IN THE RD1.5-1VL ZONE, PURSUANT TO ORDINANCE NO. 176,354.

APPLICANT

NOAH ORNSTEIN
LOF PARTNERS LLC
3630 CARNATION AVENUE
LOS ANGELES, CA 90026
PHONE: (805) 886-3076
CONTACT: NOAH ORNSTEIN

PROJECT ADDRESS:

1324 QUINTERO ST.
LOS ANGELES, CA 90026

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

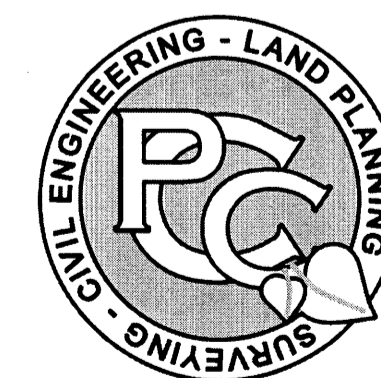
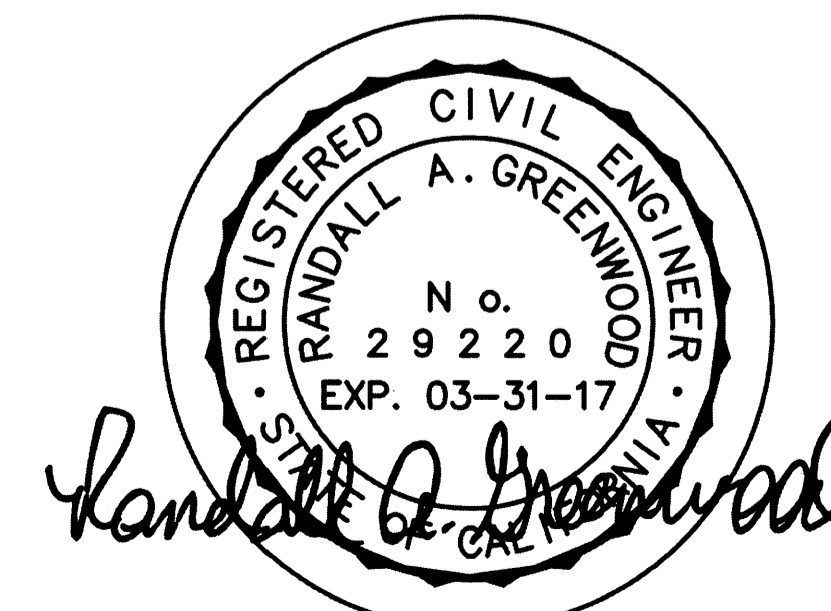
SETBACK MATRIX

LOT	FRONT (WEST)	REAR (EAST)	SIDE (NORTH)	SIDE (SOUTH)	BUILDING CLEARANCE
A	10'-0"	3'-3"	9'-1"	10'-1"	6'-6"
B	3'-3"	3'-3"	9'-1"	10'-1"	6'-6"
C	3'-3"	3'-3"	9'-1"	10'-1"	6'-6"
D	3'-3"	5'-0"	9'-1"	10'-1"	

AREA MATRIX

AREA DESCRIPTION	S.F.	A.C.
ORIGINAL BOUNDARY	7,190	0.17
GROSS TO C/L OF QUINTERO ST.	8,929	0.20
PARCEL A	2,069	0.05
PARCEL B	1,665	0.04
PARCEL C	1,665	0.04
PARCEL D	1,791	0.04

REGISTERED CIVIL ENGINEER:



PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:

RANDALL A. GREENWOOD R.C.E. C29220