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Decision Date: December 20, 2017

Appeal End Date: January 4, 2018

Nick Kazemi (A)(R)
Nick Kazem, Inc.
4966 Topanga Canyon Boulevard
Woodland Hills, CA 91364

Metro Capital VI, LLC (O)
8350 Wilshire Boulevard
Beverly Hills, CA 90211

Case No. AA-2016-2310-PMLA
Address: 1557 South Carmelina Avenue
Plan Area: West Los Angeles
Zone: R2-1
D. M.: 123B145
C. D.: 11
CEQA: ENV-2016-2311-CE
Legal Description: Tract TR 5598, Lot 32

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Deputy Advisory Agency determined that the Categorical Exemption ENV-2016-2311-CE adequately serves as the environmental clearance and approved Parcel Map AA-2016-2310-PMLA, composed of one (1) lot for a maximum 2-unit condominium as shown on map stamp-dated, December 20, 2016. This unit density is based on the R2-1 Zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Ray Saidi by calling (213) 202-3492.

1. That in lieu of constructing the improvements in Carmelina Avenue as outlined herein, the subdivider be permitted, as their option, and as concurred by the City Engineer to provide a non-refundable cash payment satisfactory to the City Engineer, including submittal of any necessary improvement plans associated with the project.
2. That the entire parcel map area be labeled as Parcel "A" on the final map.
3. Removal of the street tree is required in conjunction with the street widening for this project.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Carmelina Avenue adjoining the subdivision by the construction of the following:
 1. A concrete curb, a concrete gutter, a 6-foot wide concrete sidewalk adjacent to the property, planting trees and landscaping of the parkway area.
 2. Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 3. Any necessary removal and reconstruction of the existing improvements.
 4. The necessary transitions to join the existing improvements.
 - b. Construct the necessary house connection to serve the subdivision; evaluate the efficiency of the existing house connections; or any sewer connection arrangement that is acceptable to the West Los Angeles Engineering District Office.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 N. Figueroa Street, 12th Floor, Suite 1200

The Grading Division of the Department of Building and Safety has reviewed the subject Preliminary Parcel Map LA No. AA-2016-2310-PMLA, dated December 20, 2016, located at 1557 South Carmelina Avenue and it appears that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture

hazard zone; and, although it is located within a City of Los Angeles Hillside Area, it does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

5. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement; "The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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."
6. 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."

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted BY APPOINTMENT ONLY, contact John Francia at (213) 482-0010 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

7. 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. 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 yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - b. Provide the required front yard along Carmelina Avenue after required highway dedication as required for the R2 Zone if existing building is still remaining at the time of Zoning Clearance. Submit a block plot plan to establish the prevailing front yard setback.
 - c. Obtain permits for the demolition or removal of all existing structures on the site. If existing building is to remain, obtain a building permit to remove the

portion of the existing building that will encroach into the dedicated area. Provide copies of the demolition permits or building permit and signed inspection cards to show completion of the demolition work.

Notes:

This property is located in West Los Angeles Transportation Improvement and Mitigation Specific Plan.

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.

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

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

8. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 N. Figueroa Street, 3rd floor. 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) 482-6904. You should advise any consultant representing you of this requirement as well.

9. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action or the approval of a building permit. In addition, the following items shall be satisfied:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. The plot plan shall include the following design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel

from the edge of the roadway of an improved street or approved fire lane.

- c. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

BUREAU OF SANITATION

10. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to our structures or potential maintenance problems, with the exception of TRACT MAP No. 74297 (1930 W. Wilshire Boulevard) and TRACT MAP No. 74366 (2750-2800 Casitas Avenue), as stated in the memo dated January 3, 2017.

There are easements contained within the aforementioned property. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

Note: This Approval is for the Tract Map only and represents the office of Bureau and Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District Office of the Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563.

DEPARTMENT OF RECREATION AND PARKS

Please Note: Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information please feel free to contact the RAP Park Fee staff at (213) 202-2682.

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

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.

12. 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.
 - a. Construct new street light: one (1) on Carmelina Avenue.

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

Condition set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, 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.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

13. 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. **Use.** Limit the proposed development to a maximum of two units.
- b. **Parking.** Provide a minimum of two off-street parking spaces per dwelling unit, for a total of 4 parking spaces onsite. Furthermore, all exterior parking area lighting shall be shielded and directed onto the site.
- c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
- ii. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40-G LAMC.)

- iii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- iv. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the West Los Angeles Community Plan.
- f. **Parcel Map Conditions on Building Plans.** In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable parcel map conditions affecting the physical design of the building and or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable parcel map conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

Alternatively, if a building permit for apartments shall not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant shall not request a permit for apartments and intends to acquire a building permit for a condominium building (s). Such letter is sufficient to clear this condition.

- g. **Fence.** 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. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- h. **Energy Conservation.** 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.

- i. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

14. **DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS**

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

- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

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

C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building

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

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

15. 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.

16. That the subdivider shall record and execute a Covenant and Agreement to comply with the West Los Angeles Transportation Improvement and Mitigation Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final parcel map.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Department of City Planning determines that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section I, Class 15, ENV-2016-2311-CE and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2016-2310-PMLA, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

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

The adopted General Plan Land Use Element is composed of 35 Community Plans. The subject property is within the West Los Angeles Community Plan, which designates the site for Low Medium I Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1. Zoned as R2-1, the 6,847 square-foot site is consistent with the General Plan land use designation. Based on the square-footage of the subject parcel, the maximum density allowed by right is 2 dwelling units, as LAMC requires R2 properties to provide 2,500 square feet of lot area for each dwelling unit.

The project is within the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The West Los Angeles Transportation Improvement and Mitigation Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects. Therefore, the Specific Plan does not apply to the subject project.

As conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

For the purposes of approving the parcel map, pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grade, and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breakers; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical

requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The development of this parcel is an infill of an otherwise single and multi-family residential neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or fault-rupture study zone. The subject property is located outside the City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The Parcel Map was distributed to the various departments and bureaus of the Subdivision committee for review.

In a memo dated January 3, 2017, the Los Angeles Department of Building and Safety (LADBS), Grading Division, indicated that a geology and soils report was not required. The Bureau of Engineering (BOE) reviewed the proposed subdivision and found the subdivision layout satisfactory as submitted. In a letter dated July 20, 2017, BOE disclosed that there is an existing sanitary sewer in Carmelina Avenue adjoining the subdivision. The existing house connection should be evaluated for its efficiency approved by the West Los Angeles Engineering District Office (See conditions under department).

Therefore, as conditioned, the design and improvements of the proposed preliminary parcel map are consistent with the applicable General and Specific Plans.

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

The site is a 6,847 net square foot lot (0.15 acres), which until recently had a single-family home and an attached garage developed in 1926. The site is rectangular in shape, and located west of Carmelina Avenue. The development of this tract is an infill of an otherwise mixed-density neighborhood. The site is level and is not located in any hazardous or geologically sensitive areas, including: Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Waste/Border Zone, Methane Hazard Site, BOE Special Grading Area, Alquist-Priolo Fault Zone, Landslide Area, Liquefaction Area, Preliminary Fault Rupture Study Area, and

Tsunami Inundation Zone. There are no parks or schools within 500 feet of the project site.

Additionally, LADBS Grading Division and stamped and tentatively approved the preliminary parcel map on June 30, 2016. The project has been conditioned so that prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division. Overall, the physical characteristics of the site and surrounding area are consistent with existing development and the urban character of the surrounding community. Thus, the physical implementation of the project would not cause substantial impacts beyond baseline conditions.

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

Both sides of Carmelina Avenue between Ohio Avenue to the northwest and Idaho Avenue to the southeast are zoned R2-1 and designated Low Medium I Residential on the West Los Angeles Community Plan. The lots abutting the property to the southwest are zoned R3-1 and designated for Medium Residential land uses. Southeast of Idaho Avenue are single-family homes on R1-1 zoned lots and designated for Low Residential land uses. Adjacent land uses are similar to the proposed project, these include a mix of single-family homes, duplexes, condominiums and apartments multifamily buildings developed at the density of the R1-1, R2-1 and R3-1 zones.

The subject site is zoned R2-1. This requires that a minimum of 2,500 square feet of lot area be provided per dwelling unit. The subject site has a lot area of 6,847 square feet. The maximum density allowed by right is two dwelling units on the subject site. Therefore, the lot is of sufficient size for 2 condominium units and the density of proposed project is consistent with that of adjoining multi-family/single-family residential developments.

(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 is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Class 15 of the State and City CEQA Guidelines. No potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. The site was previously developed with a single-family home and the surrounding area is presently developed with residential structures that do not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There are no apparent health problems that might be caused by the design or construction of the proposed condominium units. The Bureau of Engineering has reported that existing sanitary sewer is available in Carmelina Avenue adjoining the subdivision. The existing house connection should be evaluated for its efficiency approved by the West Los Angeles Engineering District Office.

- (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.

There is a 3-foot public utilities easement to the rear of the property, however no encroachments are currently proposed. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

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).

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.

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 West Los Angeles Area 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 date January 4, 2018* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St.
4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

West Los Angeles
1828 Sawtelle Blvd.
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.lacity.org/pln.

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.

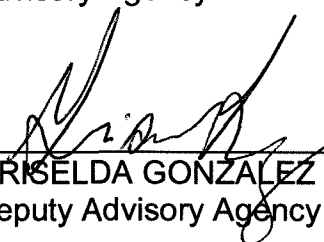
No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. **December 20, 2020.**

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

If you have any questions, please call staff at (213) 978-1369.

These findings shall apply to both the preliminary and final maps for Parcel Map AA-2016-2310-PMLA.

VINCENT P. BERTONI, AICP
Advisory Agency



GRISELDA GONZALEZ
Deputy Advisory Agency

VPB:GG:sf

cc: Bureau of Engineering
Dept. of Building and Safety, Zoning
Department of Building and Safety, Grading
Department of Fire
Department of Recreation and Parks
Bureau of Street Lighting
Department of Transportation
Bureau of Sanitation
Street Tree Division