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CITY PLANNING

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<http://planning.lacity.org>

Decision Date: January 18, 2017

Appeal End Date: February 1, 2017

Henry Fan(A)(O)  
Ursa 1952 Manning Avenue, LLC  
10573 West Pico Boulevard, #213  
Los Angeles, CA 90064

Kamran Kazemi (R)  
Tala Associates  
1916 Colby Avenue  
Los Angeles, CA 90025

Case No. AA-2015-4272-PMLA-SL  
1952 South Manning Avenue  
West Los Angeles Community Plan  
Zone : RD1.5-1VL-O  
D.M. : 129B157  
C.D. : 5  
CEQA : ENV-2015-4273-MND  
Legal Description : Lot 4, Block 96, TR

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted the Mitigated Negative Declaration ENV-2015-4273-MND as the environmental clearance and the Mitigation Monitoring Program and approved Parcel Map No. AA-2015-4272-PMLA-SL, pursuant to the Small Lot Subdivision (Ordinance No. 176,354) for a maximum of **four small lots** as shown on the **revised** map stamp-dated November 22, 2016. The unit density is based on the RD1.5 Zone and subject to the following conditions. 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 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**

1. If necessary and for street address purposes, if this parcel is approved as a "Small Lot Subdivision," then all the common access area to this subdivision shall be named on the final map.
2. If this parcel map is approved as a small lot subdivision, then the final map shall be labeled as "Small Lot Subdivision per Ordinance 176354".
3. Any necessary public sanitary sewer easement shall be dedicated within the common access area on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
4. If necessary and for street address purposes, the owners of the property shall record an agreement satisfactory to the City Engineer stating that they will provide name signs for the common access driveways.
5. The following improvements shall be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
  - a. Improve Manning Avenue adjoining the subdivision by the construction of the following:
    1. A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk adjacent to the property, planting trees and landscaping of the parkway.
    2. Suitable surfacing to join the existing pavement and to complete a 20-foot half roadway.
    3. Any necessary removal and reconstruction of existing improvements
    4. The necessary transitions to join the existing improvements.
  - b. Construct the necessary mainline and house connection sewers and, if necessary, evaluate the efficiency of the existing house connection or any necessary arrangement acceptable to the West Los Angeles Engineering District Office.

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

6. 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."

7. The proposed project shall comply with any requirements of 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**

8. 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.
9. 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.
10. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced projection into the common access strip all the way to the public street.
11. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

#### **Notes:**

This property is located in a Methane Zone.

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

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

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

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

Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

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

#### **DEPARTMENT OF TRANSPORTATION**

12. The proposed project shall be subject to any recommendations from the Department of Transportation.

#### **FIRE DEPARTMENT**

13. The applicant shall submit plot plan for approval by the Fire Department review either prior to the recordation of a final map or the approval of a building permit. In addition, the following items shall be satisfied:
  - a. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
  - b. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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) 482-6504. You should advise any consultant representing you of this requirement as well.

#### **INFORMATION TECHNOLOGY AGENCY**

14. Satisfactory arrangements shall 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 Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

**DEPARTMENT OF RECREATION AND PARKS**

15. The Quimby fee shall be based on the RD1.5 Zone.

**BUREAU OF STREET LIGHTING**

16. No street lighting improvements are required if no street widening is required by the Bureau of Engineering. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Manning Ave.

**Notes:**

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

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

17. 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 four units.
  - b. **Parking.** Provide a minimum of two covered off-street parking spaces per dwelling unit, for a total of 8 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 be submitted to Council District 5 Office for its review and comment to the Advisory Agency prior to the submittal of the landscape plan to the Advisory Agency for approval. 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. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
    - iii. 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, or close of escrow, whichever comes last.
  - 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.
  - e. **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.
  - f. **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.
  - g. **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.
18. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
  19. 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 tract map.
  20. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a

Covenant and Agreement to run with the land. The subdivider shall submit a copy of this agreement, once recorded, to the City Planning Department for placement in the tract file.

- 21. Small Lot Subdivision - Note to City Zoning Engineer and Plan Check. Pursuant to Ordinance Number 176,354 (Small Lot Subdivision) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

- a. Setback Matrix

	Parcel A	Parcel B	Parcel C	Parcel D
Front yard setback (W)	10'-7"	10'-7"	12'-6"	12'-6"
Rear yard setback (E)	7'-10"	7'-10"	11'-8"	11'-8"
Side yard setback (N)	5'-0"	0'-4"	5'-0"	0'-4"
Side yard setback (S)	0'-4"	5'-0"	0'-4"	11'-0"

- b. Lot Coverage. All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel.
- c. Access. Vehicular and pedestrian access shall be provided off Manning Avenue.
- d. Driveway Width. The open-to-sky width of the common access easement shall be no less than 22.25 feet. The open-to-sky driveway entry width of the common access easement shall no less than 11 feet. Driveway entry width dimensions shall be shown on the Final Map.
- e. An affidavit or reciprocal vehicle and pedestrian access easement between Parcels A, B, C, and D shall be recorded.

**22. 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 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 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 \$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 (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.

## **DEPARTMENT OF CITY PLANNING – ENVIROMENTAL MITIGATION MEASURES**

23. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 23, and 24 of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction, maintenance) to ensure continued implementation of the above mentioned mitigation items.
24. Prior to the recordation of the final map, the subdivider will 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:

### **Aesthetics (Light)**

MM-1 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.

### **Aesthetics (Glare)**

MM-2 The exterior of the proposed structure shall be constructed of materials such as, but not limited to high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

### **Increased Noise Levels (Demolition, Grading, and Construction Activities)**

MM-3 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

MM-4 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

MM-5 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**Safety Hazards**

MM-6 The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.

MM-7 The applicant shall submit a parking and driveway plan that incorporates design feature that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

25. A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:
- a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.
  - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. Additionally, there shall be no staging of construction equipment and materials on the public streets.
  - d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".
  - f. All clearing, grading, 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.
  - g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - i. The project shall comply with the City of Los Angeles Noise Ordinances 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.
  - j. Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

- k. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- l. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- m. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### FINDINGS OF FACT

#### **FINDINGS OF FACT (CEQA):**

The Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration ENV-2015-4273-MND on August 31, 2016. The ESAC found that potential negative impacts could occur from the proposed project's implementation due to:

Aesthetics (Light and Glare)  
Increased Noise Levels (Demolition, Grading, and Construction Activities)  
Safety Hazards

The Deputy Advisory Agency certifies that the Mitigated Negative Declaration ENV-2015-4273-MND reflects the independent judgement 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 No(s). 23 and 24 of the Parcel Map approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances that are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 20.

Furthermore, the Advisory Agency hereby finds that specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

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

In connection with the approval of Parcel Map No. AA-2015-4272-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66474 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The subject property is zoned RD1.5-1VL-O and located within the West Los

Angeles Community Plan area and the West Los Angeles Transportation Improvement and Mitigation Specific Plan area. The West Los Angeles Community Plan, a part of the Land Use Element of the City's General Plan, designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. As such, the West Los Angeles Community Plan allows for the proposed subdivision and use of the subject property. The provisions of the West Los Angeles Transportation Improvement and Mitigation Specific Plan are not applicable to the proposed subdivision.

Currently, the subject property is developed with a two-story duplex and detached two-car garage. The proposed project involves a Small Lot Subdivision to authorize the subdivision of the existing lot into four small lots in conjunction with the demolition of the existing structures on site and construction of a single-family dwelling with two parking spaces on each proposed small lot. The lot sizes will range from 1,540 to 1,959 square feet, which meets the minimum lot size of 600 square feet required by the Small Lot Subdivision Ordinance. Additionally, the lot widths will range from 22.01 to 28 feet, which meets the minimum lot width of 16 feet by the Small Lot Subdivision Ordinance. The lot coverage of each lot is less than 80%, which is consistent with the maximum 80% lot coverage allowed by the Small Lot Subdivision Ordinance. The proposed project will be consistent with the density requirements of the RD1.5 Zone. Therefore, as conditioned, the proposed project will be consistent with the applicable General Plan.

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

The Bureau of Engineer reviewed the proposed project and submitted conditions requiring the dedication of any necessary public sanitary sewer easement and the construction of a concrete curb, a concrete gutter, and a five-foot wide concrete sidewalk adjacent to the subject property, planting trees and landscaping the parkway; a suitable surfacing to join the existing pavement and to complete 20-foot half roadway; any necessary removal and reconstruction of existing improvements; the necessary transitions to join the existing improvements; and the necessary mainline and house connection sewers.

In addition, the proposed project will result in a lot size that meets the minimum lot size required in the RD1.5-1VL-O Zone and a lot cut pattern that will be consistent with the other properties in the neighborhood. Therefore, the design and improvement of the proposed subdivision will be consistent with the applicable General Plan.

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

The subject property is not located within a Fault-Rupture Study Zone, Landslide Area, or Liquefaction Zone. In an email submitted July 8, 2016, the Department of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to Planning approval of the Parcel Map. The proposed project has been conditioned so that prior to issuance prior to recordation of the final map

and issuance of any permit, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division.

The Preliminary Parcel Map was also circulated to other City departments and agencies for their review and recommendations. Their comments are incorporated into the proposed project's conditions of approval. Therefore as conditioned, the subject property is physically suitable for a Small Lot Subdivision for the proposed four lots.

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

The surrounding properties are zoned RD1.5-1VL-O and R1-1-O. The adjacent land uses include a duplex and two single-family dwellings to the north, nine-unit apartment building to the south, single-family dwelling to the east, and single-family dwelling to the west. The subject property is currently developed with a duplex to be demolished to allow for a Small Lot Subdivision of the existing lot into four lots and the construction of a single-family dwelling on each proposed small lot. The proposed project will comply with all applicable requirements of the Municipal Code and Small Lot Ordinance. As conditioned, the subject property 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 Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as plant life or animal life are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impact to a less than significant level. Furthermore, the surrounding area is presently developed with residential structures and does 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 appears to be no potential health problems caused by the design or improvement of the proposed project. The Bureau of Engineering has reported that an existing sanitary sewer is available under Manning Avenue adjoining the subdivision. The proposed development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the Los Angeles Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

- (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.

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.

**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.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

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 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 February 1, 2017 at one of the City Planning Department Public Counters at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor

Marvin Braude San Fernando  
Valley Constituent Service Center

Los Angeles, CA 90012  
(213) 482-7077

6262 Van Nuys Bl., Room 251  
Van Nuys, CA 91401  
(818) 374-5050

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

**Appeal forms are available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).**

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.

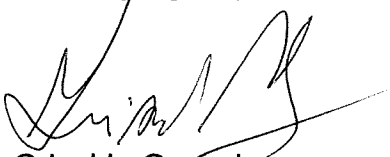
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California 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 Subdivision staff at (213) 978-1290.

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 the end of such period.

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

VINCENT P. BERTONI, AICP  
Advisory Agency



Griselda Gonzalez  
Deputy Advisory Agency

VPB:GG:KT

cc:

Bureau of Engineering – 4  
Community Planning Bureau  
Planning Office & 1 Map  
D.M. 126B157  
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

CP-1809 (03-01-01)



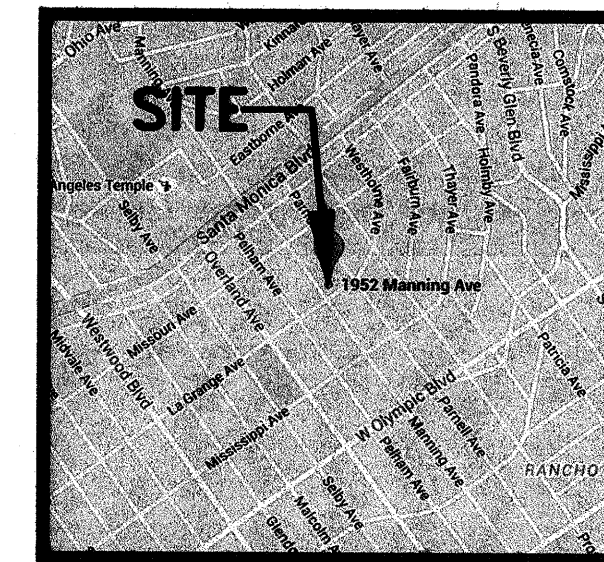
# REVISED PRELIMINARY PARCEL MAP AA 2015 - 4272 - PMLA - SL

## FOR 4 UNIT SMALL LOT SUBDIVISION

LOT 5 IN BLOCK "96" OF TRACT NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 70 PAGES 8 AND 9 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY

APN: 4321-005-056

SCALE: 1"=10'

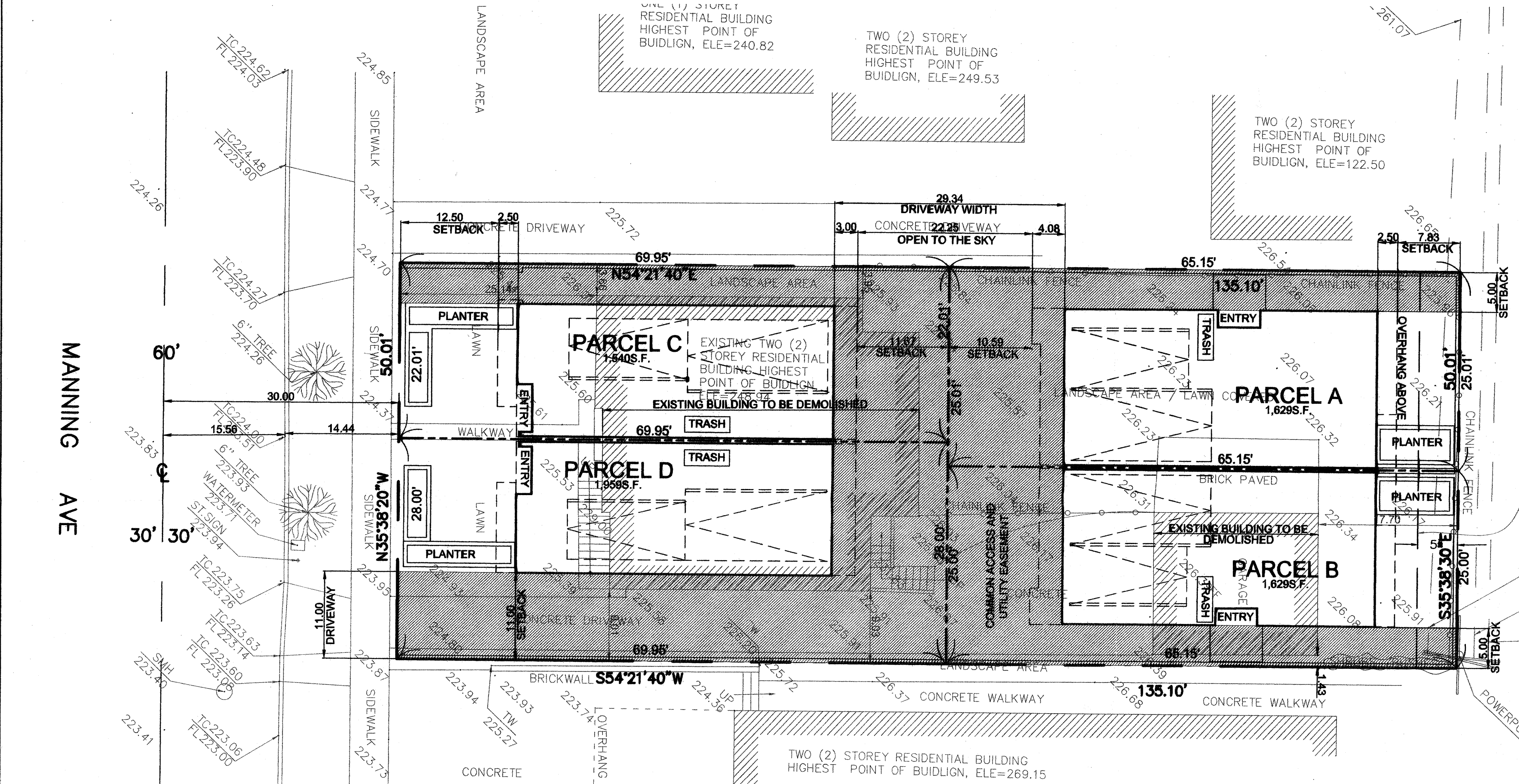


VICINITY MAP  
N.T.S.

REVISED  
MAP

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
PARCEL MAP  
NOV 22 2016  
REVISED MAP  
EXTENSION OF TIME  
FINAL MAP UNIT  
MODIFIED  
DEPUTY ADVISORY AGENCY

SWLY LINE OF A 5' WIDE EASEMENT  
TO THE CITY OF LOS ANGELES FOR  
PUBLIC UTILITY PURPOSES  
OVERHEAD POWERLINE 264.42  
OVERHEAD POWERLINE 264.15  
OVERHEAD POWERLINE 264.25  
POWERPOLE



### TRACT MAP NOTES

**OWNER & SUBDIVIDER:**  
URSA 1952 MANNING AVE, LLC  
10753 W. PICO BLVD., SUITE 213  
LOS ANGELES, CA. 90064  
(310) 529-1111  
ATTN: HENRY FAN

**SITE ADDRESS:**  
1952 MANNING AVENUE  
LOS ANGELES, CA. 90025

**GROSS AREA:** 8,256 SQ.FT. = 0.189 ACRES  
**PIQ + HALF OF MANNING AVENUE**

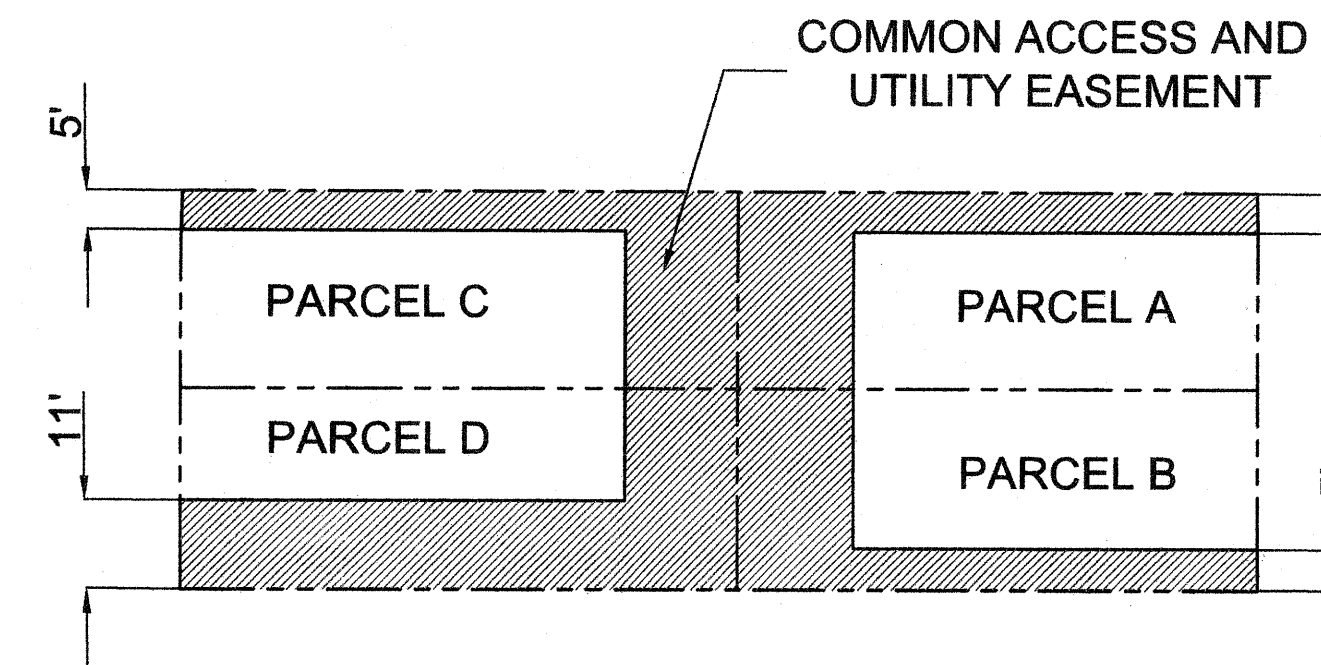
**NET AREA = PIQ ONLY**  
6,756 SQ. FT. = 0.155 ACRES PIQ ONLY

### NOTES:

- NO PROTECTED SPECIES ON THE SITE.
- ALL UTILITIES ARE AVAILABLE TO SITE.
- PROPOSED PROJECT: 4 PARCEL
- EXISTING ZONE: (T)(Q) RD1.5-1VL-O PROPOSED ZONE: SAME
- NO EASEMENT EXCEPT SHOWN HEREON.
- PROPOSED PARKING SPACES: 8 PARKING SPACES  
2 PARKING FOR EACH PARCEL
- NO GEOLOGICAL HAZARDOUS AREA.
- SEWER IS AVAILABLE TO THE SITE.
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- SITE IS NOT IN LIQUEFACTION.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1VL-O ZONE, PURSUANT TO ORDINANCE NO. 176,354
- PROPOSED TRASH CITY TRASH CONTAINER WILL BE INSIDE EACH UNIT FOR EACH PROPOSED LOT
- SITE IS LOCATED IN A METHANE ZONE.

PROPERTY DESCRIPTION					
PARCEL #	LOT AREA	FRONT YARD	SIDE YARD 1	SIDE YARD 2	REAR YARD
A	1,629.00 SF	10' - 7" (WEST)	5' - 0" (NORTH)	0' - 4" (SOUTH)	7' - 10" (EAST)
B	1,629.00 SF	10' - 7" (WEST)	0' - 4" (NORTH)	5' - 0" (SOUTH)	7' - 10" (EAST)
C	1,540.00 SF	12' - 6" (WEST)	0' - 4" (SOUTH)	5' - 0" (NORTH)	11' - 8" (EAST)
D	1,959.00 SF	12' - 6" (WEST)	11' - 0" (SOUTH)	0' - 4" (NORTH)	11' - 8" (EAST)

MANNING AVENUE



DETAIL - A  
N.T.S.



PLANS PREPARED BY:  
**JALA ASSOCIATES**  
REYNALDO T DE RAMA  
R.C.E. 29108  
1916 COLBY AVENUE  
LOS ANGELES, CA 90025  
PHONE (424) 832-3455  
FAX (310) 473-5968  
JN3289 DATE: NOVEMBER 15, 2016