

# TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles – Department of City Planning

## APPLICANT INFORMATION

Applicant's Name: Judy Lee Company: La Tierra Consulting LLC  
 Address: 2549 Eastbluff Dr #384 Telephone: 949-829-3286  
Newport Beach CA 92660 E-mail: JUDY@LATIERRACONSULTING.COM

PROJECT ADDRESS: 2329 W. AVE 31 ENVIRONMENTAL CASE #: 2005-0570 MND/10x1

## PROJECT DESCRIPTION

CONSTRUCTION, USE, AND MAINTENANCE OF A TWO-STORY DUPLEX WITH EACH UNIT HAVING 1,924 SQUARE FEET OVER GARAGE (492 SQUARE FEET) WITH MAXIMUM 28-FOOT BUDG HEIGHT

Subdivision Case No. (if applicable):	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
<u>AA-2005-0569 PMLA</u>	<u>3-31-2006</u>	<u>3-31-2009</u>	<u>3-31-2022</u>
Approval Case No: <u>DIR 2006-4201 SPP</u>	Effective Date of Approval: <u>3-10-2008</u>	Original Expiration Date*: <u>3-10-2011</u>	New Expiration Date: <u>3-10-2022</u>
Approval Case No: <u>DIR 2007-0050 SPP</u>	Effective Date of Approval: <u>8-18-2008</u>	Original Expiration Date*: <u>8-18-2010</u>	New Expiration Date: <u>8-18-2022</u>
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
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\* may be eligible for an additional discretionary extension per LAMC 141 931185 241 AB333, 243. AB208, AB116-2, 116

**DISCLAIMER** DIR 2006-4201 SPP / DIR 2007-0050-SPP = 6 + 5ync

This Time Extension does not grant a vested right to proceed. If your project has not been vested, then your project may be subject to new zoning ordinances adopted after your project was approved. A new discretionary land use approval and updated environmental documentation may be required in order to issue the necessary permits from the Department of Building and Safety.

**CEQA ADEQUACY\*\***

No  Yes Does the current project substantially conform to the project as approved?

No  Yes Did the subject discretionary approval consider significant aspects of the project?

If "Yes", which significant aspects were considered?

Building Location  Height  Density  Use  Parking  Access

Other: \_\_\_\_\_

No  Yes Was the environmental documentation for the project completed in compliance with the City's CEQA Guidelines?

N/A

No  Yes For projects **without** a Categorical Exemption, did the EIR, MND, ND, or other environmental document consider significant aspects of the project?

If "Yes", which significant aspects were considered?

Building Location  Height  Density  Use  Parking  Access

Other: \_\_\_\_\_

If any of the four questions can be answered "No", then the prior discretionary approval and environmental review did not consider significant aspects of the approved project and the existing environmental documentation under CEQA is not adequate for the issuance of the extension.

**Director's Written Finding:** The prior discretionary approval and environmental review considered significant aspects of the approved project and the existing environmental documentation under CEQA is adequate for the issuance of the extension.

YES  NO\*\*\*

Completed by:	Date:	If Director's Written Finding "YES", Stamp:
<i>Seema V. D...</i>	6/17/16	

\*\* Time Extensions for subdivisions do not need to make the CEQA adequacy finding.

\*\*\* If "NO", the Director of Planning may require additional environmental review or documentation.

If "NO", please explain why CEQA is not adequate:

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

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Decision Date: **March 31, 2006**

Appeal Period Ends: **April 17, 2006**

Vicky Berberian (O)  
317 E. Fairview., #3  
Inglewood, CA 90302

Steve Hunter/Jimmy Lee (R)  
Land Design Consultants, Inc.  
225 s. Lake Ave., Ste. 600  
Pasadena, CA 90302

Case No. AA-2005-0569-PMLA  
2331 W. Avenue 31  
Northeast Los Angeles Planning Area  
Certified Neighborhood Council:  
Glassell Park  
Zone : R2-1  
D. M. : 150 B 213  
C. D. : 13  
CEQA : ENV-2005-0570-MND  
Fish and Game: Exempt  
Legal Description: TR 3579, Lot 87

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2005-0569-PMLA for a maximum of two-parcels, each parcel with a maximum of one new duplex condominium-for a total of four dwellings, as shown on map stamp-dated April 14, 2005. 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.

**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 Mr. Ray Saidi by calling (213) 977-7097.*

1. That a fee of \$5,450 be paid to the Land Development Group of the Bureau of Engineering as required by Ordinance No. 176077 adopted by the City Council.
2. That a Covenant and Agreement be recorded stating that the owners of Parcel Map AA-2005-0569-PMLA agreeing if either of the adjoining properties on the westerly or easterly side of parcel map on Avenue 31 improves and widens Avenue 31 fronting their properties, then the owners of Parcels "A" and "B" of this parcel map shall be required to improve and widen Avenue 31 adjoining this parcel map at the same time per requirements of the City Engineer and as outlined in the Engineering Report dated May 20, 2005 regarding Parcel Map AA-2005-0569-PMLA all satisfactory to the City Engineer.
3. That minimum 20-foot wide lot frontage on Avenue 31 for Parcel "B" be correctly shown on the final map satisfactory to the City Engineer.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer by the City Engineer prior to recordation of the final map, construction of drainage facilities, including drainage easement may be required satisfactory to the City Engineer.
  - b. Construct the necessary sewer house connections to serve Parcels "A" and "B".
  - c. The City Engineer recommends approval for the subject Preliminary Parcel Map based upon geotechnical conditions. The following are conditions of this approval; these apply to public property, private street, and adjacent slopes:
    - i. Cut or fill slopes in artificial fill and residual soils shall be no steeper than 2:1 (H:V). Cut slopes shall be no steeper than 1.5:1(H:V) in competent bedrock.
    - ii. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet, respectively, from the property line.
    - iii. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over-excavated a minimum of 12 feet and replaced as a compacted fill slope.

- iv The consulting soils engineer shall provide methods of mitigating the effects of expansive soil, which may underlie public property and private streets, Prior to the approval of plans, the City Engineer must approve the proposed method.
- v. All street shall be founded upon firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
- vi Fill material shall be compacted to a minimum of 90 percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
- vii All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
- viii Adequate perforated pipe and gravel sub-drain systems approved by the City Engineer shall be placed beneath canyon fills and behind retaining walls.
- ix Slopes that daylight adversely dipping bedding shall be supported by either a retaining wall or a designed buttress fill.
- x. GED required procedures for review and approval of grading and foundation construction as it relates to City Property and the Right-of-way are specified in the Inter-Departmental Correspondence- "Geotechnical Engineering Division Requirements for Review and Approval of Grading and Foundation Construction", dated October 12, 2001. These procedures shall be followed during P.M. design and construction.
- xi. Where not in conflict with the above, the recommendations contained in the December 22, 2004, report titled: GeoConcepts, Inc. Preliminary Geologic and Soils Engineering Investigation Proposed Four Units, 2331 West Avenue 31, Los Angeles, CA, for SY Development, Hagop Sarglsian, 280 South Beverly Drive, Penthouse, Beverly Hills, CA 90201, signed by Scott J. Walter, GE 2476, expiration date September 30, 2006, and Robert Sousa, CEG 1315, expiration date May 31, 2005 shall be implemented, where not in conflict with the above.

**Department of Building and Safety-Grading Division**

*Grading Division approvals are conducted at 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 24.*

5. That prior to issuance of a grading or building permit or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance

satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated March 3, 2006, Log No. 47870-01 and attached to the case file for AA-2005-0569-PMLA.

**Department of Building and Safety-Zoning Division**

*Building and Safety approvals are conducted by appointment only Del Reyes, at (213) 482-6882 to schedule an appointment. 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.*

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Provide the complete metes & bounds legal description of the property to be subdivided.
  - b. Call out the Zone on the map.
  - c. Provide 20 ft. street frontage and 20 ft. wide access strip for Parcel B.
  - d. If a private street is provided a private street must be approved and recorded for the lots to have legal frontage. Provide the legal description of the proposed private street.
  - e. Show all street dedication as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street dedication.
  - f. Revise submitted map to show compliance with minimum lot width (50 ft.), front yard(s), side yard(s), rear yard, passageway requirement of the R2 Zone. Revise the map to show compliance with the above requirements(s) or obtain approval from the Department of City Planning.
  - g. Access driveway for both parcels shall be located entirely on the same lot which it serves.
  - h. Note that the proposed subdivision is located in the Mount Washington/Glassell Park Community Specific Plan area (ZI-1857). For information regarding specific project requirements refer to the City Planning Department, Community Planning Bureau, Eastside Unit at (213) 978-1180 or (213) 978-1212.

**Department of Transportation**

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

7. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

**Fire Department**

*Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.*

8. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
  - a. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
  - b. No proposed development utilizing cluster, group or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road or designated fire lane.
  - c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - d. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - e. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
  - f. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - g. Plans showing areas to be posed and/or painted "FIRE LANE NO> PARKING" shall b submitted and approved by the Fire Department prior to building permit application sign-off.

- h. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

**Bureau of Street Lighting**

*Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.*

9. A Covenant and Agreement be recorded satisfactory to the Bureau of Street Lighting stating as follows:
  1. The property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to the issuance of the Certificate of Occupancy or change of use permit.
  2. The following street lighting facilities to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting:

(1) along Avenue 31

**Department of Recreation and Parks**

*Park fees are paid at 200 North Spring Street, Room 750 and City Hall East, Room 709.*

10. That the Quimby fee be based on the R2 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

11. The developer and contractors must maintain ongoing contact with administrator of Glassell Park Elementary School. The administrative offices should be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer must obtain school walk and bus routes to the schools either the administrators or from the LAUSD'S Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
  - a. Haul route scheduling should be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.



- b. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- c. Due to noise impacts on the schools, no construction vehicles or haul trucks may be staged or idled on these streets during school hours.
- d. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

**Department of City Planning-Site Specific Conditions**

*Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated. For an appointment with the Advisory Agency or a City Planner submit an email request at [DOLappt@planning.lacity.org](mailto:DOLappt@planning.lacity.org). For an appointment with the Street Tree Division of the Bureau of Street Maintenance call 213 485-5675.*

- 12. 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 on two parcels.
  - b. **Parking.** That a minimum of two (2) parking spaces, together with one half guest parking space, per dwelling unit shall be provided, for a minimum of ten (10) on-site parking spaces. The guest parking spaces shall be easily accessible, specifically reserved for guest parking, and posted and maintained satisfactory to the Department of Building and Safety. All exterior parking area lighting shall be shielded and directed onto the site.

Guest Parking. If the guest parking space is gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.
  - 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 grading or building permits. 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.**
    - i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.

- 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 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 Chapter V of the Northeast Community Plan.
- e. **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.

- f. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, 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.
- g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- 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 filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
13. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Mount Washington-Glassell Park Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
14. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV-2005-570-MND.
15. 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. M) 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 Condition No. 14 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.
16. **Aesthetics (Hillside Site Design)**
  - MM-1 Grading shall be kept to a minimum.
  - MM-2 Natural features, such as prominent knolls or ridge lines shall be preserved.
  - MM-3 Project shall comply with the City's Hillside Development Guidelines.

**Tree Removal (Non-Oaks)**

  - MM-4 Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall provided per the current Street Tree Division standards.
  - MM-5 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency.

MM-6 The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to the City of Los Angeles Landscape Ordinance (Ord. No. 170,978), guidelines k-Vehicular Use Areas.

*Note:* Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675.

### **Single Family/Multi Family Hillside Dwelling**

MM-7 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

MM-8 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.

MM-9 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.

MM-10 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

MM-11 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

MM-12 Promote natural vegetation by using parking lot islands and other landscaped areas.

MM-13 Preserve riparian areas and wetlands.

MM-14 Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.

MM-15 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by

installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.

- MM-16 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-17 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- MM-18 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-19 Legibility of stencils and signs must be maintained.
- MM-20 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-21 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-22 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-23 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

### **Public Services (Fire)**

- MM-24 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in

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

**Recreation (Increase Demand For Parks Or Recreational Facilities)**

MM-25 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

**Utilities (Solid Waste)**

MM-26 The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills.

MM-27 Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

**Short Term Construction Mitigations**

CM-1 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.

CM-2 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.

CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-5 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.

CM-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**Noise**

- CM-7 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-8 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.
- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 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.

**Grading**

- CM-12 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-13 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-14 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

**General Construction**

- CM-15 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

- CM-16 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-17 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-18 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-19 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-20 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

### FINDINGS OF FACT

#### FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department issued on March 30, 2005, the proposed project Mitigated Negative Declaration No. ENV-2005-570-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2005-570-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Aesthetics (Hillside design);
- Air Quality (construction);
- Biology (tree removal of non-oaks);
- Geology (construction);
- Noise (construction);
- Public Services (fire, schools);
- Recreation (parks);
- Hydrology/Water Quality (Stormwater Runoff); and
- Utilities (solid waste).

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 14, 15, and 16**, as conditions of approval for the Parcel Map and determined the project would not



have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) Which are specifically intended to mitigate such impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 15**.

In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

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

In connection with the approval of Parcel Map No. AA-2005-0569-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 *et seq.*) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Northeast Community Plan designates the subject property for Low Medium I Residential density with corresponding zones of R2, RD3, RD4, RZ3, RZ4 & RU. The 0.71 acre property is zoned R2-1. The adopted Plan zone allows for the proposed subdivision. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The site is one of the few unimproved properties in the vicinity. The development of this parcel is an infill of an otherwise multiple-family residential neighborhood. The site is not located in a high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has conditionally approved the parcel map with conditions. The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

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 earth, air, water, risk of upset are concerned. Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

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 17.05N of the Los Angeles Municipal Code.

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, by calling (213) 847-2775.

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 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 5:00 PM on **April 17, 2006\*** at one of the City Planning Department Public Counters, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213.482.7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
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).**

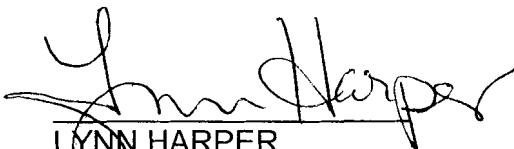
Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. March 31, 2009.

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

Gail Goldberg  
Advisory Agency



LYNN HARPER  
Deputy Advisory Agency

GG:EGL:LH:SJP

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 150B213  
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)

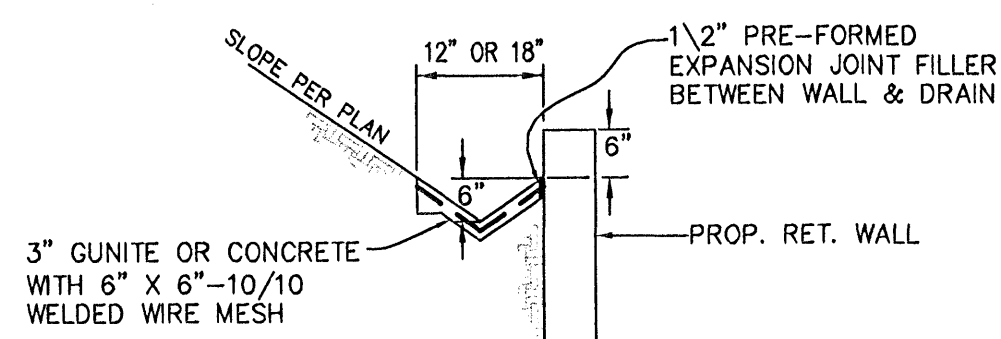


LINE TABLE FOR LOT LINE		
LINE	DIRECTION	LENGTH
L1	N52°00'28"W	17.59'
L2	N26°43'47"E	65.68'
L3	N37°59'32"E	2.82'

CURVE TABLE FOR LOT LINE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	95°02'39"	35.00'	58.06'	38.23'
C2	45°34'07"	35.00'	27.84'	14.70'

**NOTES:**

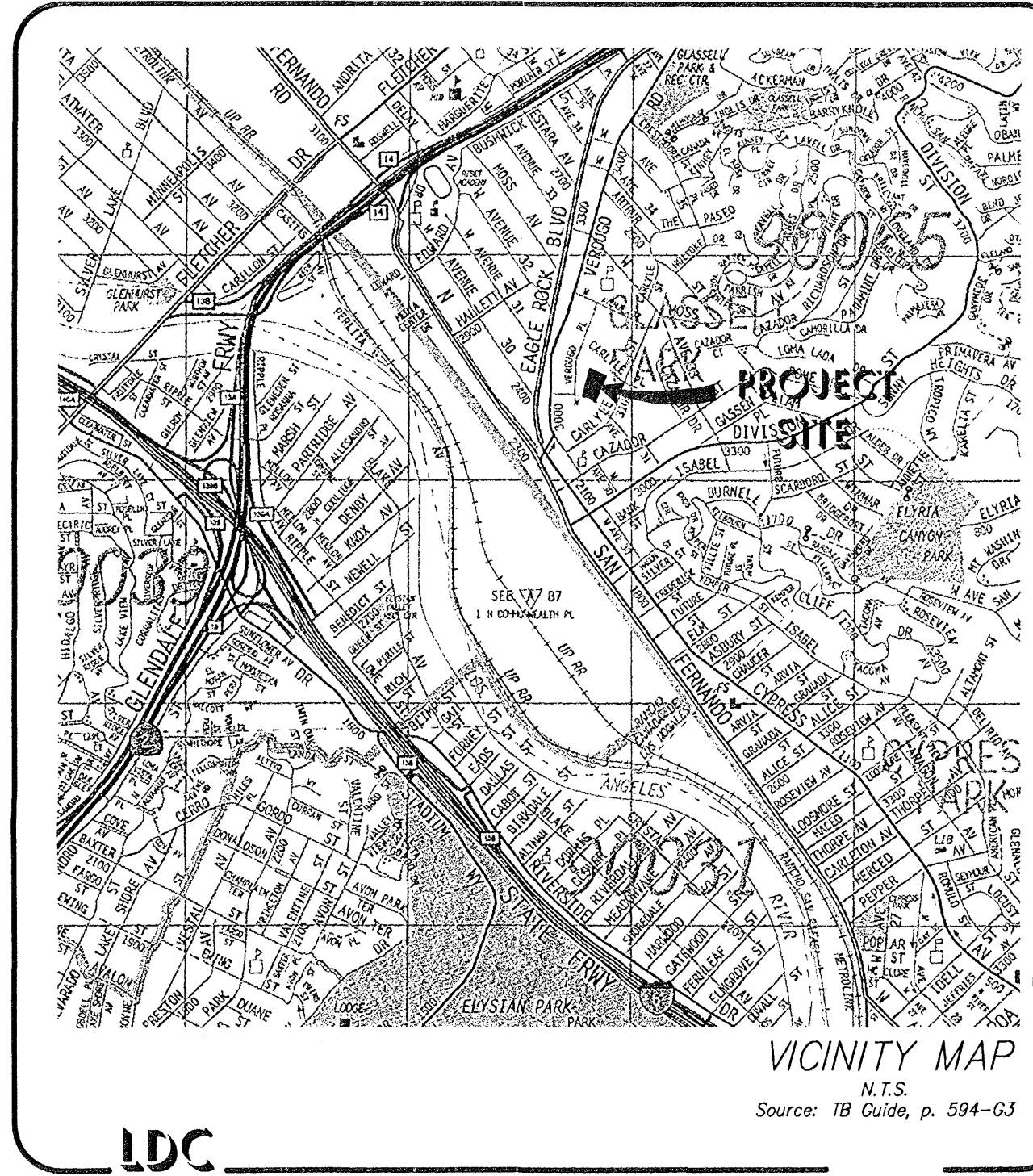
- ① EXISTING STRUCTURE TO BE REMOVED.
- ② PROP. RETAINING WALL.
- ③ 2 CHINES ELM TO BE REMAIN.
- ④ 1 SILK TREE TO BE REMAIN.
- ⑤ 2 EUCALYPTUS TO BE REMAIN.
- ⑥ EX. ENCROACHMENT
- ⑦ CONSTRUCT 48" WIDE LONGITUDINAL GUTTER PER A.P.W.A. STD. PLAN No. 122-1



**WALL DRAINAGE DETAIL**  
N.T.S.

**LEGEND**

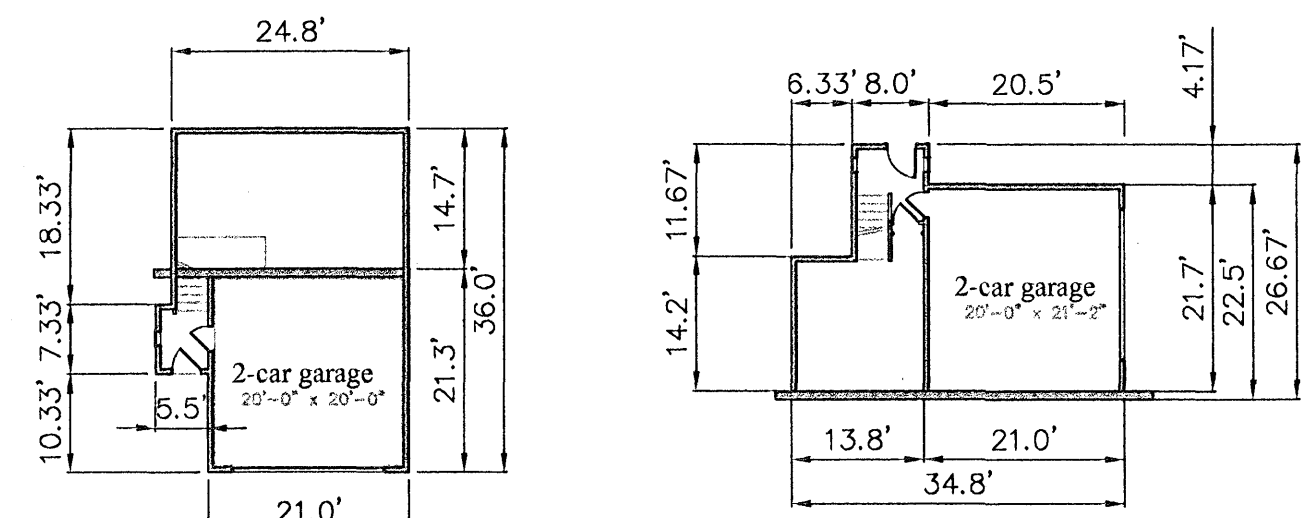
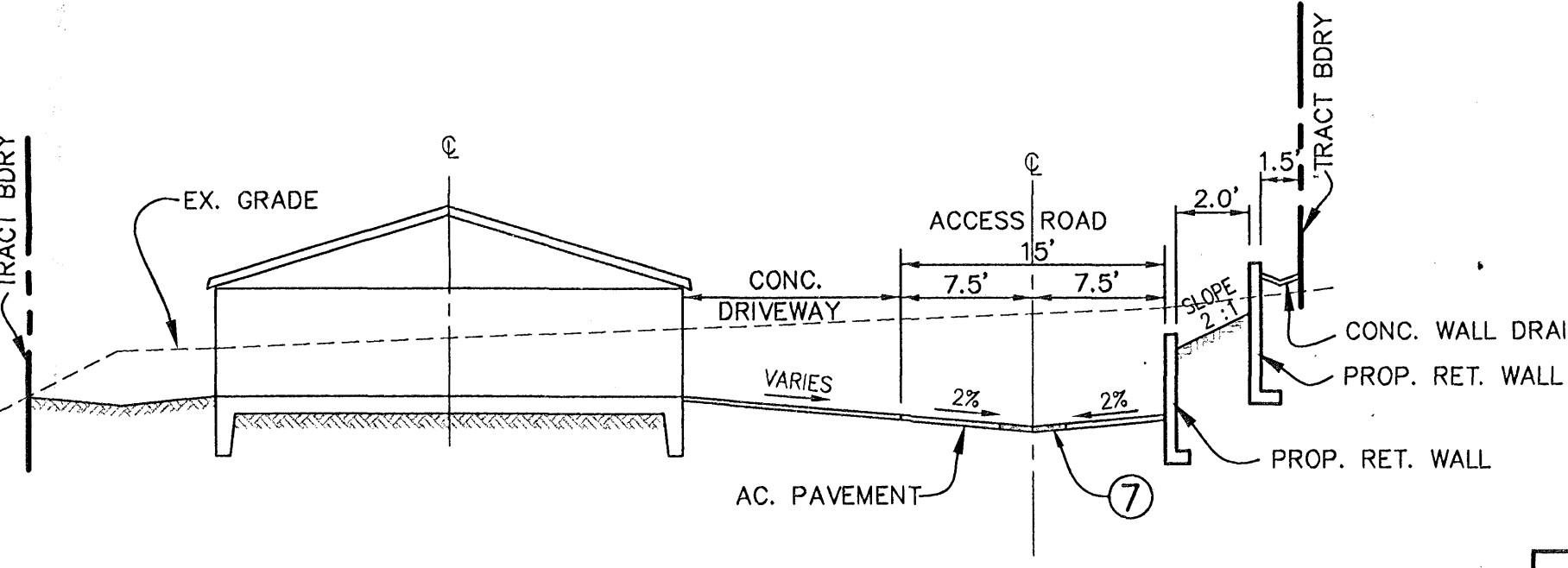
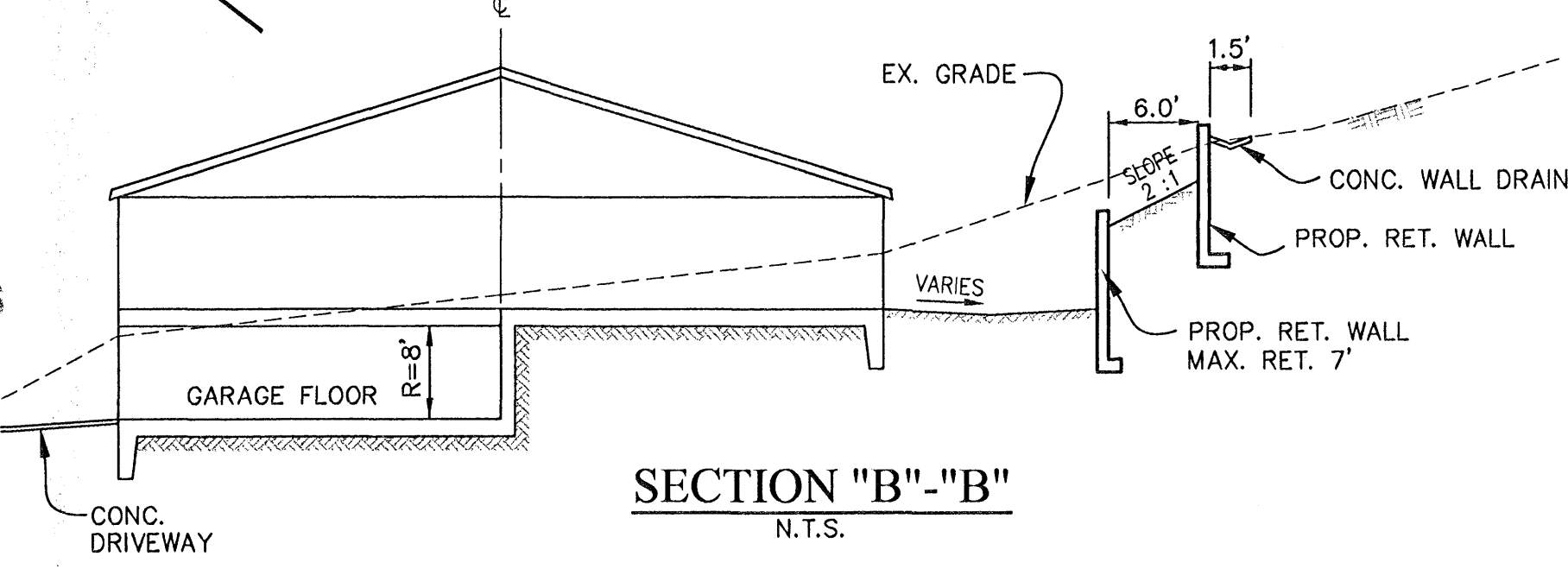
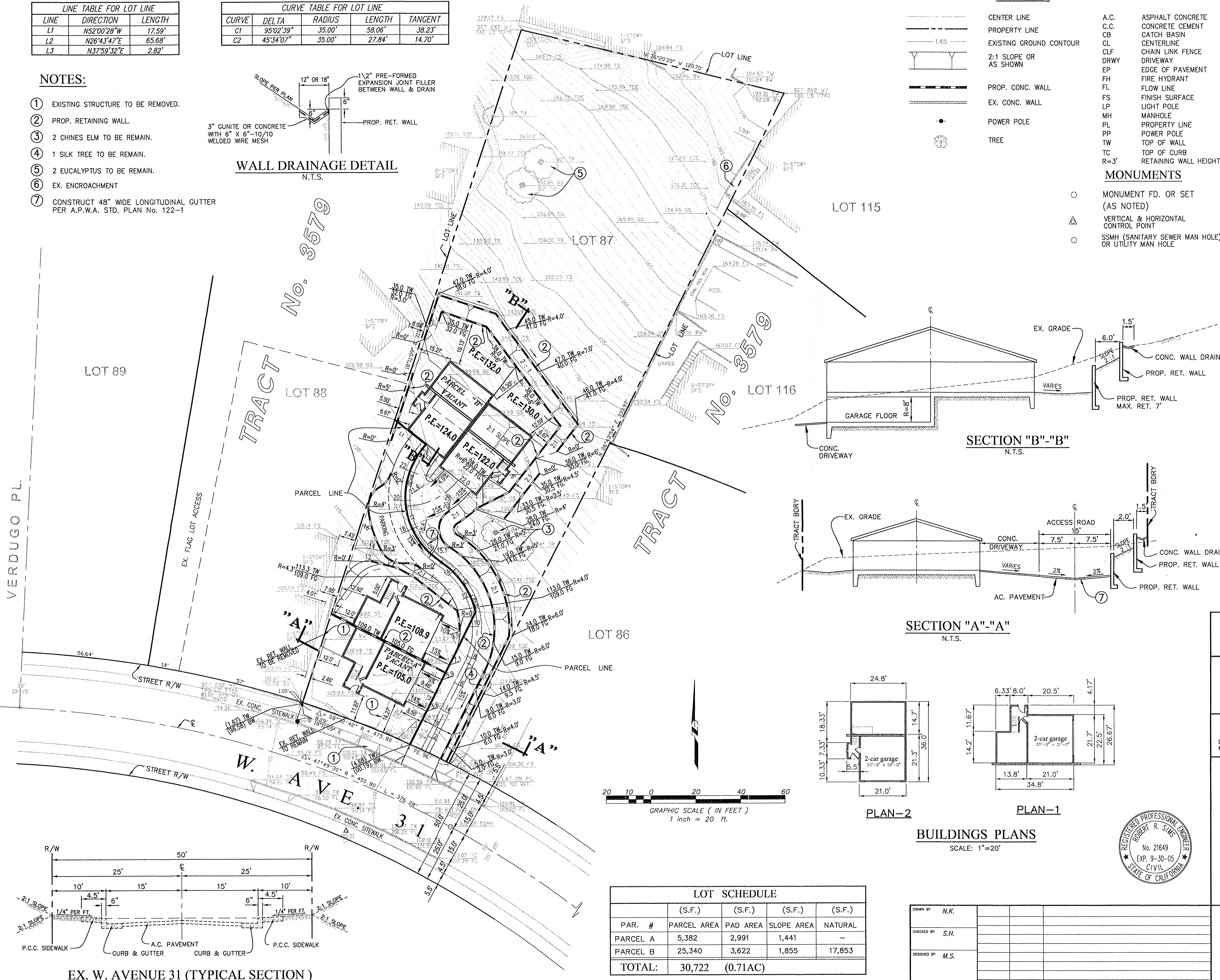
- CENTER LINE
  - PROPERTY LINE
  - - - EXISTING GROUND CONTOUR
  - 1:45 2:1 SLOPE OR AS SHOWN
  - PROP. CONC. WALL
  - EX. CONC. WALL
  - POWER POLE
  - TREE
  - A.C. ASPHALT CONCRETE
  - C.C. CONCRETE CEMENT
  - CB CATCH BASIN
  - CL CENTERLINE
  - CLF CHAIN LINK FENCE
  - DRWY DRIVEWAY
  - EP EDGE OF PAVEMENT
  - FH FIRE HYDRANT
  - FL FLOW LINE
  - FS FINISH SURFACE
  - LP LIGHT POLE
  - MH MANHOLE
  - PL PROPERTY LINE
  - PP POWER POLE
  - TW TOP OF WALL
  - TC TOP OF CURB
  - R=3' RETAINING WALL HEIGHT
- MONUMENTS**
- MONUMENT FD. OR SET (AS NOTED)
  - △ VERTICAL & HORIZONTAL CONTROL POINT
  - SSMH (SANITARY SEWER MAN HOLE) OR UTILITY MAN HOLE



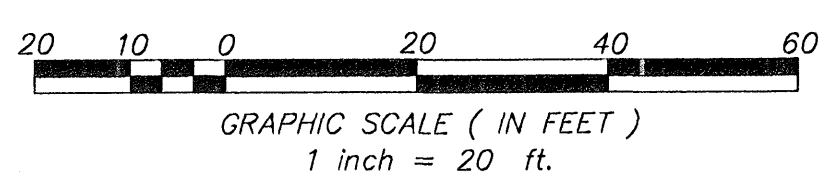
**GENERAL NOTES:**

1. AREA ..... 30,722 S.F.= 0.71 AC.
2. EXISTING ZONING ..... R2-1
3. EXISTING SITE USE ..... RESIDENTIAL
4. DEVELOPMENT TYPE ..... MULTI FAMILY / DUPLEX (2 UNITS)
5. TOTAL NUMBER OF RESIDENTIAL LOTS ..... 2
6. PROPOSED NUMBER OF UNITS ..... 4
7. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORDED PARCEL MAP.
8. SCHOOL DISTRICT ..... LA CITY UNIFIED SCHOOL DISTRICT 4
9. WATER DISTRICT..... DWP
10. FLOOD CONTROL DISTRICT ..... LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.
11. EXISTING GENERAL PLAN DESIGNATION ..... LOW RESIDENTIAL
12. CUT= 2,260 CY., FILL= 5 CY.
13. NO OAK TREES EXIST ONSITE.
14. PARKING PROVIDED 2 COVERED SPACES PER UNIT PLUS 1 GUEST PARKING SPACE.

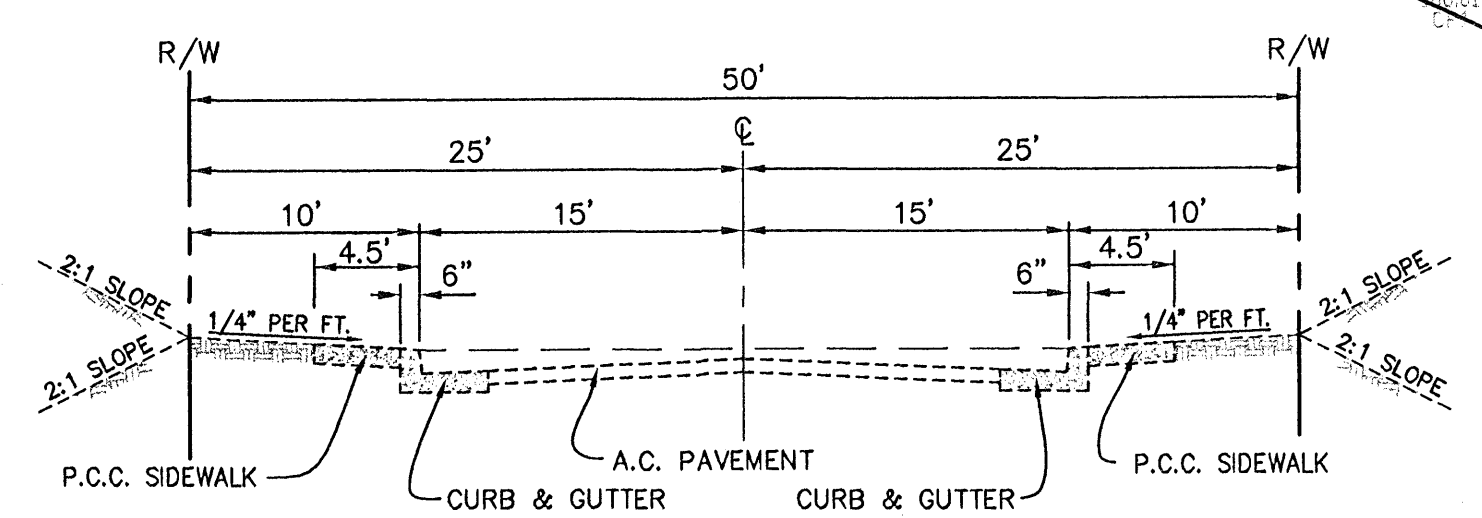
THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT.  
 CASE NO.- 2005-0569 -P.M.A  
 DATE: APR 14 2005



**BUILDINGS PLANS**  
SCALE: 1"=20'



LOT SCHEDULE				
PAR. #	(S.F.)	(S.F.)	(S.F.)	(S.F.)
PARCEL A	5,382	2,991	1,441	-
PARCEL B	25,340	3,622	1,855	17,853
<b>TOTAL:</b>	<b>30,722</b>	<b>(0.71AC)</b>		



**EX. W. AVENUE 31 (TYPICAL SECTION)**  
NOT TO SCALE



DATE CHANGED	CHANGED BY	REVISION

**FOR CONDOMINIUM PURPOSES**

OWNER/DEVELOPER:  
**HDS Group, LLC**  
 280 S. Beverly Drive, Penthouse  
 Beverly Hills, CA 90212  
 Ph.: (310) 888-3222 Fax: (310) 888-4046

LEGAL DESCRIPTION:  
 LOT 87 OF TRACT 3579, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 72-73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PRELIMINARY PARCEL MAP**  
**APN. 5456-011-008**  
 2331 W. AVE. 31, L.A. CA.

CITY OF LOS ANGELES,  
 STATE OF CALIFORNIA.

PREPARED BY:  
**LAND DESIGN CONSULTANTS, INC.**  
 Land Planning, Civil Engineering, Surveying & Environmental Services  
 225 South Lake Avenue, Suite 800, Pasadena, California 91101  
 Ph.: (828) 578-7000, Fax: (828) 578-7373  
 http://www.ldc-la.com

R.C.E. No. 21649, Robert R. Sims  
 01/31/2005 Date

Proj. No. 04052-001  
 Sht 1 of 1