

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

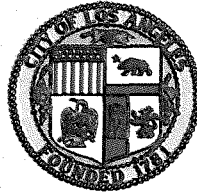
DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

ROBERT L. AHN  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
DANA M. PERLMAN  
MARTA SEGURA

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

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

Decision Date: July 29, 2015

Appeal End Date: August 13, 2015

Sidhartha Sabikhi (A)(O)  
Mass-D, Inc.  
816 North Maltman Avenue  
Los Angeles, CA 90026

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

Case No. AA-2014-2440-PMLA-SL  
Related Case: None  
816 North Maltman Avenue  
Silver Lake-Echo Park-Elysian Valley  
Planning Area  
Zone : RD2-1VL  
D. M. : 142-5A201  
C. D. : 13  
CEQA : ENV-2014-2441-MND  
Legal Description: Tract 4141, Lot 5

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency adopted the Mitigated Negative Declaration ENV-2014-2441-MND as the environmental clearance and approved Parcel Map AA-2014-2440-PMLA-SL composed of three single-family lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated July 9, 2014. This unit density is based on the RD2 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.

**NOTES** 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 Mr. Ray Saidi by calling (213) 202-3492.*

1. That a 5.5-foot wide and variable width strip of land be dedicated along Maltman Avenue adjoining the subdivision to complete an 18-foot wide half right-of-way dedication.
2. That if necessary and for street address purposes, if this parcel map is approved as "Small Lot Subdivision" then all the common access to this subdivision be named on the final map.
3. That if this parcel is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" acceptable to the Bureau of Engineering.
4. That any necessary public sanitary sewer easements be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Maltman Avenue being dedicated and adjoining the subdivision by the construction of the followings:
    - (1) A concrete curb, a concrete gutter, and a 4-foot wide concrete sidewalk.
    - (2) Suitable surfacing to join the existing pavement and to complete a 14-foot 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 mainline sewer in the common access area and house connection sewers to serve the subdivision and evaluate the efficiency of the existing house connections.

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

7. That in lieu of constructing the improvements on Maltman Avenue as outlined herein, the subdivider be permitted, at their option, and as concurred by the City Engineer, to provide a non-refundable cash payment satisfactory to the City Engineer, including the submittal of necessary improvement plans to the Central Engineering District Office for review and approval.
8. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Maltman Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

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

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

9. 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after all dedications.

- c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for Lots B and C all the way to the public street for frontage purposes. No projections allowed into the 20' minimum common access strip. Revise the Map to show compliance with the above requirement or obtain approval from the City Planning Advisory Agency to allow for a reduced common access strip instead of the required 20 ft. wide access strip to the public street.
- d. Resubmit the map to have Lot C provide a minimum lot frontage of 16 ft. to the common access strip as defined in Section 12.03 under definition of "lot" or obtain approval from the City Planning Advisory Agency to allow for a reduced frontage width.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, drainage, and back up space in the final map. Separate easement covenant shall be recorded with City Planning Advisory Agency.

Notes:

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements for Small Lot Subdivision. 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, policies, and standards in effect at the time the subdivision application was deemed complete.

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

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

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

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

**DEPARTMENT OF TRANSPORTATION**

*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.*

10. 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. In addition, the following items shall be satisfied:

**FIRE DEPARTMENT**

*Fire Department approvals and review are conducted at 201 North Figueroa Street, 3<sup>rd</sup> 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) 482-6543. You should advise any consultant representing you of this requirement as well.*

11. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

**DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 1200 West 7<sup>th</sup> Street, Suite 700, Los Angeles*

12. That the Quimby fee be based on the RD2 Zone.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

*Clearances conducted at 201 North Figueroa Street, Fourth Floor, unless otherwise indicated.*

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 three (3) single-family lots.
  - b. Parking. That a minimum of two (2) parking spaces per dwelling unit shall be provided, for a minimum of six (6) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.
  - c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the following location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site:  
  
(or) Not Applicable
  - d. **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. 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.
- e. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Silver Lake-Echo Park-Elysian Valley Community Plan.
- f. **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.
- g. **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.
- h. **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.
- i. **Indemnification.** Upon the effective date of this conditional approval, the applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

- j. 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 Planning Department for placement in the tract file.
- k. That copies of all recorded Covenant and Agreements for all reciprocal private easements shall be submitted to the Planning Department for placement in the parcel file.
- l. **Small Lot Matrix.** The project shall comply with the setbacks as indicated in the table below.

SETBACK INFORMATION				
Parcel	Front Yard (West)	North Side	South Side	Rear Yard (East)
A	28' - 05"	12' - 10"	5' - 00"	0' - 02"
B	0' - 02"	14' - 10"	5' - 00"	0' - 02"
C	0' - 02"	14' - 10"	5' - 00"	5' - 00"

- 14. 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.

**DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

- 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 Nos. 16 and 17** 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. Prior to 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:

- MM-1. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-2. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-3. Bright Beginnings Nursery School located at Bellevue Recreation Center, 826 Lucile Avenue, Los Angeles, CA 90026, (323) 664-2468, shall be contacted when demolition, grading and construction activity begin on the project so that students and their parents will know when such activities are to occur.

17. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
  - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
  - If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- CM-2. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.



- CM-3. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-4. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-5. Prior to the issuance of a grading or building permit, the applicant shall submit a Construction Staging and Parking Plan to the Department of Building and Safety and the Fire Department for review and approval. The plan shall identify where all construction materials, equipment, and vehicles will be stored through the construction phase of the project, as well as where contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site. The Construction Staging and Parking Plan shall include, but not be limited to, the following:
- No construction equipment or material shall be permitted to be stored within the public right-of-way.
  - If the property fronts on a designated Red Flag Street, on noticed "Red Flag" days, all the workers shall be shuttled from an off-site area, located on a non-Red Flag Street, to and from the site in order to keep roads open on Red Flag days.
  - During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route.
  - Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays.
  - All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.
  - A radio operator and/or a flag person shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.
  - During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.

**FINDINGS OF FACT (CEQA)**

The Environmental Review Section of the Planning Department issued Mitigated Negative Declaration No. ENV-2014-2441-MND on April 1, 2015. The Department found that potential negative impacts could occur from the project's implementation due to:

- Biology (tree removal);
- Noise (construction);
- Public Services (schools)

The Deputy Advisory Agency, to mitigate the above impacts, required **Condition Nos. 16 and 17**, 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.

Furthermore, the Advisory Agency hereby finds that modifications to 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.

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**.

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 outside the flood zone.

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

In connection with the approval of Parcel Map No. AA-2014-2440-PMLA-SL, 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 Silver Lake-Echo Park-Elysian Valley Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The subject site contains 0.16 net acres (6,842 net square feet after dedication) and is presently zoned RD2-1VL. The adopted Plan and corresponding zone allows for the proposed subdivision. The subject property is not located in a Specific Plan. Therefore, 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.

The proposed project consists of new single-family dwellings under the Small Lot Ordinance. Lot sizes will range from 1,700 square feet to 3,475 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Ordinance. The parcel map indicates that all lots meet the minimum lot width requirement of 16 feet.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to dedicate a 5.5-foot strip of land along Maltman Avenue adjoining the subdivision to complete an 18-foot wide half right-of-way dedication in order to meet current Local Street standards. In addition, the subdivider is required to improve Maltman Avenue by constructing a concrete curb, a concrete gutter, a 4-foot wide concrete sidewalk, suitable surfacing to join the existing pavement, and to complete a 14-foot half roadway.

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

The subject is currently developed with a single-family dwelling. Surrounding properties are developed with single-family and multi-family dwellings. The adjoining properties to the north and south are developed with six units and five units, respectively. The proposed project is consistent with existing pattern of development in the area. The project is providing an appropriate development within the RD2 Zone and the Low Medium II Residential Plan designation.

The subject site is located in a hillside area and within one mile of a fault zone. As with all properties in the seismically active Southern California region, the project is susceptible to ground shaking during a seismic event. Per the Los Angeles Municipal Code, the design and construction of the project shall conform to the California Building Code seismic standards as approved the Department of Building and Safety.

The parcel map was circulated to various City departments and agencies for their review and recommendations. Their comments and conditions are incorporated into the conditions of approval for the project. Therefore as conditioned, the site is physically suitable for a small lot subdivision.

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

The site is designated for Low Medium II Residential land uses in the Silver Lake-Echo Park-Elysian Valley Community Plan and is currently zoned RD2-1VL. A minimum area of 2,000 square feet per dwelling unit is required in the RD2 Zone. The site is 6,842 net square feet after dedication which is sufficient in size for a three-lot small lot subdivision.

Surrounding properties are developed with single-family and multi-family dwellings. The adjoining properties to the north and south are developed with six units and five units, respectively. The density of the proposed project is therefore consistent with adjoining 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 Advisory Agency certified that Mitigated Negative Declaration No. ENV-2014-2441-MND reflected the independent judgment of the lead agency, and determined that this project, as mitigated, would not have a significant effect upon the environment. To mitigate the identified environmental impacts, the Advisory Agency is requiring **Condition Nos. 16 and 17**, as conditions of approval for the Parcel Map. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinances, Grading Ordinance, Floor Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such impacts on all projects.

- (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 small lot subdivision. The Bureau of Engineering has reported that existing sanitary sewer is available under Maltman Avenue adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA 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. However, 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.

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 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 August 13, 2015\* 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).**

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. **July 29, 2018.**

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

If you have any questions, please call Parcel Maps staff at (213) 978-1364.

Michael J. LoGrande  
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO  
Deputy Advisory Agency

MJL:JCR:JV