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Decision Date: February 21, 2017

Appeal Period Ends: March 8, 2017

Said Mehrinfar (A/O)
3685 Motor Avenue
Los Angeles, CA 90034

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

RE: Preliminary Parcel Map: AA-2016-4034-PMLA-CN
Related Cases: N/A
Address: 2101 S. Federal Avenue (11600-11608
S. Mississippi Avenue)
Community Plan: West Los Angeles
Zone: R2-1
Council District: 11 – Bonin
CEQA No.: ENV-2016-4035-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approved Parcel Map No. AA-2016-4034-PMLA-CN, located at 2101 South Federal Avenue for a maximum of two (2) residential condominiums as shown on map stamp-dated October 24, 2016 in the West Los Angeles Community Plan. This unit density is based on the R2-1 Zone. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the entire parcel map area be labeled as Parcel "A" on the final map.
2. That any fee deficit under Work Order No. EXP00160 expediting this project is paid.
3. That the following improvements be either constructed prior to the recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Federal Avenue adjoining the subdivision by repairing and replacing any broken or off grade concrete curb, sidewalk and concrete roadway; close any unused driveway with standard curb; plant trees and landscape the parkway area.
 - b. Improve Mississippi Avenue adjoining the subdivision by repairing and replacing any broken or off grade concrete curb, sidewalk and concrete roadway; close any unused driveway with standard curb; plant trees and landscape the parkway area.
 - c. Construct the necessary house connection sewer to serve the subdivision if necessary; evaluate the efficiency of the existing house connection sewer and any other arrangement acceptable to the West Los Angeles Engineering District Office.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

4. The applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

Any questions regarding this report should be directed to Casey Lee Jensen of the Department of Building and Safety, Grading Division, located at 221 North Figueroa Street, 12th Floor, or by calling (213) 482-0490.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

5. 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 relating to the subdivision on the subject site once the following items have been 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 all street dedication(s) 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 and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s). If lot width is less than 40 ft. after street dedication shall obtain approval from the Department of City Planning.
- c. The submitted Map does not comply with the side yard(s) (5 ft. for proposed 3-story) requirement of the R2-1 Zone. Revise the Map to show compliance with the above requirement(s) or obtain approval from the Department of City Planning.
- d. The submitted Map does not comply with the space between buildings (12 ft. for proposed 3-story). Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

Passageways shall comply with Section 12.21 C.2 and Front Yard setback shall comply with Section 12.09 C.1 at the time of plan check.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or 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, policies, 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.

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.

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 Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

6. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line, or to the satisfaction of the Department of Transportation
 - b. This project is subject to the Los Angeles Coastal Transportation Corridor Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to recordation of the final map. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.

Please contact this section at (213) 485-1062 regarding the above.

FIRE DEPARTMENT

7. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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 recordation of the final map. 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.
 - d. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead

wires or other obstructions block aerial ladder access.

- e. Site plans shall include all overhead utility lines adjacent to the site.
- f. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 8. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWPs Water System Rules and requirements. Upon compliance with these condition and requirements, LADWPs Water Services Organization will forward the necessary clearances to the Bureau of Engineering.

BUREAU OF STREET LIGHTING

- 9. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Improvement Condition: Construct new street light: one (1) on Mississippi Avenue.

Notes:

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

BUREAU OF SANITATION

- 10. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

INFORMATION TECHNOLOGY AGENCY

11. To assure the cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instruction on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

12. That the Quimby fee be based on the R2-1 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

13. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213 847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

14. 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. Limit the proposed development to a maximum of two (2) residential condominiums.
 - b. Provide a minimum of two (2) off-street parking spaces per condominium unit.
 - c. Provide a minimum of ½ guest parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are 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.

In addition, prior to recordation of the final map, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted

for review and approval by the Department of City Planning

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to recordation of the final map.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. Recycle bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
15. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
16. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS. Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from

responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for

multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3. Prior to recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to recordation of the final map, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on December 30, 2016, issued ENV-2016-4035-CE and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designate the subject project as categorically exempt under Article III, Section 1, Class 15.

The proposed project is for the subdivision of one lot for the construction of two residential condominium buildings on a 5,878 square-foot site. The parcel map is in compliance with the Zoning Code and no deviations are being requested. The project site is undeveloped and will be served by existing infrastructure (sewers, streets, etc). The project site is not part of a larger subdivision and the site is level.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2016-4034-PMLA-CN, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **The proposed map will be/is consistent with applicable general and specific plans.**

The subject site is located in the West Los Angeles Community Plan, which is one of 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the subject property for Low Medium I Residential land uses, which lists the following corresponding zones: R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The property is currently zoned R2-1, which corresponds to the land use designation, and is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The R2 Zone permits one dwelling unit per 2,500 square feet of lot area, with a maximum of two dwelling units per lot. As the parcel map is for a maximum of two residential condominiums, the proposed density of the map is consistent with the zone and land use designation. The West Los Angeles Transportation Improvement and Mitigation Specific Plan is implemented by the Department of Transportation (DOT). DOT has reviewed the parcel map and has submitted conditions, which have been incorporated herein, for compliance with the Specific Plan.

The division of land for four or less lots is governed by Article 7 of the Los Angeles Municipal Code (LAMC). LAMC Section 17.05 and 17.50 require that the parcel map is in compliance with the design requirements of the General Plan. Design, as defined by the Subdivision Map Act and LAMC Section 17.02, refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision. The parcel map, which was prepared by Reynaldo T. De Rama

(License No. 29108), and indicates the alignment to the adjacent public streets, as well as the lot configuration and access. While an easement for access is not required, the map indicates the location of easements for drainage, sanitary, water connection, and overhead power lines.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.53 of the Los Angeles Municipal Code as well as with the intent and purpose of the General Plan.

(b) The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

For the purposes of approving the parcel map, pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review. As Federal and Mississippi Avenues are local streets currently dedicated to a 60-foot right-of-way width, the Bureau of Engineering has not recommended any dedications, but has recommended improvements to the public right-of-way. The existing right-of-way and recommended improvements would be consistent with the Mobility Element. The Bureau of Street Lighting has conditioned the project by recommending the construction of new street lights: one on Mississippi Avenue and one on Federal Avenue. On February 2, 2017, the Bureau of Street Lighting modified the requirement to one street light on Mississippi Avenue. Additionally, the Department of Transportation has recommended conditions for compliance with the Specific Plan. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the General Plan.

(c) The site is physically suitable for the proposed type of development.

The subject property is a flat, approximately 5,878 square foot parcel which was previously developed with a single-family dwelling and an accessory building. The

site is currently vacant. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is located 0.6 miles from the Santa Monica Fault Line, and is not located within the Alquist-Priolo Fault Zone. The site is not located within a hillside or BOE Special Grading Area, landslide, liquefaction, very high fire hazard severity zone, flood zone, or methane zone. As the site is not located within a hazard area the Department of City Planning, on December 30, 2016, issued ENV-2016-4035-CE determining that the subject project is categorically exempt under Article III, Section 1, Class 15 of the California Environmental Quality Act. This exemption is for the subdivision of land for the construction of two residential condominiums.

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

(d) The site is physically suitable for the proposed density of development.

The subject property is a flat, approximately 5,878 square foot parcel which was previously developed with a single-family dwelling and an accessory building. The site is currently vacant. The subject site is located in the West Los Angeles Community Plan, which designates the subject property for Low Medium I Residential land uses. The property is currently zoned R2-1, which corresponds to the land use designation. The general area surrounding the project site is developed with single-family and multi-family dwellings in the R2-1 Zone, with the exception of the property located to the north, which is zoned (Q)RD3-1. The West Los Angeles Community Plan designated the subject property and surrounding area for multi-family residential. The proposed project is similar in density to many of the surrounding properties.

The site is not located within a hillside or BOE Special Grading Area, landslide, liquefaction, very high fire hazard severity zone, flood zone, or methane zone. As the site is not located within a hazard area the Department of City Planning, on December 30, 2016, issued ENV-2016-4035-CE determining that the subject project is categorically exempt under Article III, Section 1, Class 15 of the California Environmental Quality Act. This exemption is for the subdivision of land for the construction of two residential condominiums.

Therefore, the site will be physically suitable for the proposed density of 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 Department of City Planning, on December 30, 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 15 of

the California Environmental Quality Act. This exemption is for the subdivision of one parcel for the construction of two residential condominiums. The surrounding area is presently developed with single-family and multi-family dwellings and do not provide a natural habitat for fish or wildlife. The environmental review conducted by the Department of City Planning (Case No. ENV-2016-4035-CE) established that the physical characteristics of the site and surrounding area is generally consistent with existing development and urban character of the surrounding community. The project site is currently undeveloped. Additionally, the site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high hazard and flood-related erosion hazard areas).

- (f) **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials tie or involve the use or transport of hazardous material or substances.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. While there is an existing sewer connection on the property, the project has been conditioned to construct the necessary house connection sewer to serve each parcel and evaluate the efficiency of the existing house connection sewers, to the satisfaction of the Central Los Angeles Engineering District Office. Additionally, given that the project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA), no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.**

The site is surrounded by private and public properties that adjoin public streets and sidewalks designed and improved for the specific purpose of providing public access through the area. There are no recorded instruments identifying easements

encumbering the project site for the purpose of providing public access. The project site contains one legally recorded lot identified by the Assessor Parcel Record. The site is surrounded by private properties that adjoin public streets and sidewalks designed and improved for the specific purpose of providing public access through the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park or any officially recognized public recreation area. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use property within the proposed subdivision.

- (h) **The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (ref. section 66473.1)**

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2016-4034-PMLA-CN.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05-N.

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

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the 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 4:30 PM on February 28, 2017 at one of the Department's Development Services Centers, located at:

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

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
818 374-5050

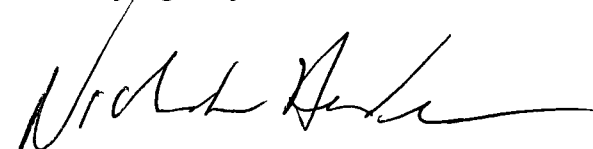
Forms are also available on-line at <http://cityplanning.lacity.org/>

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

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

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

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:MS:sg