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CITY PLANNING

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(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

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

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: April 7, 2017

Appeal End Date: April 24, 2017

David Asali(A)(O)
District Ten, LLC
10008 National Boulevard
Los Angeles, CA 90034

Sam Samara (R)
Samara engineering Inc.
9100 South Sepulveda Boulevard
Los Angeles, CA 90045

Case No. AA-2016-1497-PMLA-SL
3129 South Helms Street
Plan Area: West Adams – Baldwin Hills –
Leimert
Zone: RD2-1
D.M.: 123B169
C.D.: 10
CEQA: ENV-2016-1498-CE
Legal Description: Lot 126, Tract TR 5500

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Deputy Advisory Agency approved Parcel Map No. AA-2016-1497-PMLA-SL, pursuant to the Small Lot Subdivision (Ordinance No. 176,354) for a maximum of **two (2) small lots** as shown on the **revised** map stamp-dated January 26, 2017. The unit density is based on the RD2-1 Zone and subject to the following conditions. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which shall legally interpret the Zoning Code as it applies to this particular property.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

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

1. That a 5-foot wide strip of land be dedicated along Helms Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with Local Street Standards based on the Mobility Plan Designation.
2. That if necessary and for street address purposes, if this parcel map approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
3. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
4. That any necessary public sanitary sewer easement 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 final map show Parcel "A" and Parcel "B" in lieu of Lot 1 and Lot 2, respectively.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Helms Avenue being dedicated and adjoining the subdivision by the construction of the following:
 1. A concrete curb, a concrete gutter, a 6-foot wide concrete sidewalk, or a sidewalk width acceptable to the City Engineer, planting trees and landscaping of the parkway area.
 2. Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 3. Any necessary removal and reconstruction of the existing improvements.
 4. The necessary transitions to join the existing improvements.

- b. Construct mainline sewer in the common access area if necessary, including house connections to serve each parcel; evaluate the efficiency of the existing house connections; and construct any sewer connection arrangement that is acceptable to the Central Engineering District Office.
8. That in lieu of constructing the improvements in Helms Avenue as outlined herein, the subdivider be permitted, at their option, and concurred by the City Engineer to provide a non-refundable cash payment satisfactory to the City Engineer, including submittal of street improvement plans for review and approval to the Central Engineering District Office of the Bureau of Engineering.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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. Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use. Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

9. 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.
10. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.
11. Parcel A does not comply with the minimum 15 ft. front yard setback along Helms Avenue after required street dedication is taken as required for the RD2-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
12. Resubmit the map to provide and maintain a minimum 20 ft. common access for driveway and egress/ingress and frontage purposes all the way to the public street. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the reduced width to the 11 ft. wide common driveway.
13. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress and backup space both on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

The Grading Division of the Department of Building and Safety has reviewed the subject Preliminary Parcel Map LA No.AA-2016-1497-PMLA-SL, dated June 29, 2016, located at 3129 S. Helms Avenue and it appears that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

14. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement; "The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."
15. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF TRANSPORTATION

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

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

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 North Figueroa Street, 3rd floor. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

17. The applicant shall submit plot plan for approval by the Fire Department review either prior to the recordation of a final map or the approval of a building permit. In addition, the following items shall be satisfied:

- a. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- b. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

BUREAU OF STREET LIGHTING

18. The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: IMPROVEMENT CONDITION- No street lighting requirements.

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

BUREAU OF SANITATION

19. 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

20. Satisfactory arrangements shall be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 1200 West 7th Street, Suite 700, Los Angeles, CA 90017. Further information can be found online here: <https://www.laparks.org/planning/park-fees>

21. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee. That a covenant and agreement satisfactory to the Department of Recreation and Parks, be recorded as follows:
- a. That when the existing dwellings on Parcels A and B are demolished, the required Recreation and Park fees will be paid.

DEPARTMENT OF CITY PLANNING – SITE-SPECIFIC CONDITIONS

22. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. **Use.** Limit the proposed development to a maximum of two units.
 - b. **Parking.** Provide a minimum of two covered off-street parking spaces per dwelling unit, for a total of 4 parking spaces onsite. Furthermore, all exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall be submitted to Council District 10 Office for its review and comment to the Advisory Agency prior to the submittal of the landscape plan to the Advisory Agency for approval. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

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

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
- ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after

landscape and irrigation installation, or close of escrow, whichever comes last.

- d. **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.
 - e. **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.
 - f. **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.
23. 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.
24. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required); etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this agreement, once recorded, to the City Planning Department for placement in the tract file.
25. **Small Lot Subdivision - Note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176,354 (Small Lot Subdivision) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

a. **Setback Matrix**

	Parcel A	Parcel B
Front yard setback (E)	10 feet	5 feet
Rear yard setback (W)	5 feet	12 feet
Side yard setback (N)	5 feet	5 feet
Side yard setback (S)	11 feet	5 feet

- b. **Lot Coverage.** All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel.
- c. **Access.** Vehicular and pedestrian access shall be provided off Helms Avenue.
- d. **Driveway Width.** The open-to-sky driveway entry width of the common access easement shall be no less than 11 feet. Driveway entry width dimensions shall be shown on the Final Map.
- e. An affidavit or reciprocal vehicle and pedestrian access easement between Parcels A, and B shall be recorded.
- f. The proposed rooftop deck railing shall be set back a minimum of 5 feet from the building's edge.

26. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure

to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

On December 19, 2016, the Department of City Planning determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970 designates the subject project as Categorical Exempt under Article III, Section 1, Class 15 (Subdivision of up to four parcels in urbanized areas), ENV-2016-1498-CE.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2016-1497-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66474 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The subject property is zoned RD2-1 and is located within the West Adams-Baldwin Hills-Leimert Community Plan. The West Adams-Baldwin Hills-Leimert Community Plan, a part of the Land Use Element of the City's General Plan, designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. As such, the West Adams-Baldwin Hills-Leimert Community Plan allows for the proposed subdivision and use of the subject property.

The proposed project involves a Small Lot Subdivision of an existing lot to be subdivided into two small lots in conjunction with the demolition of the existing single-family dwelling on site and the construction of two single-family dwellings with two parking spaces on each proposed lot. The proposed lots will range in size from 2,700.1 to 2,701.1 square feet, which meets the minimum lot size of 600 square feet required by the Small Lot Subdivision Ordinance. Additionally, the lot widths will be 45 feet, which meet the minimum lot width of 16 feet by the Small Lot Subdivision Ordinance. The lot coverage of each lot is less than 80%, which is consistent with the maximum 80% lot coverage allowed by the Small Lot Subdivision Ordinance. The proposed project will be consistent with the density requirements of the RD2 Zone.

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

The development of this parcel is an infill of an otherwise mix-density residential neighborhood. The site is leveled and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. In an email submitted July 28, 2016, the Department of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to Planning approval of the Parcel Map. The proposed project has been conditioned so that prior to recordation of the final map and issuance of any permit(s), the subdivider shall make suitable arrangements to assure compliance is satisfactory to the Department of Building and Safety, Grading Division.

The proposed project will result in a lot size that meets the minimum lot size required in the RD2-1 Zone and a lot cut pattern that will be consistent with the other properties in the neighborhood. The Bureau of Engineering reviewed the proposed project and submitted conditions for improvements and dedications.

Further, prior to the recordation of the proposed map, the project has been conditioned herein to obtain clearances from the Department of Building and Safety – Zoning Division, Department of Transportation, Fire Department, and Bureau of Street Lighting. Therefore, the design and improvement of the proposed subdivision will be consistent with the applicable General Plan.

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

The subject property is a flat rectangular-shaped interior lot located in a residential neighborhood with a mix of single and multi-family dwellings. To the north, west and south there are 3 single-family residential developments, whereas the property to the east is developed as a four-unit apartment complex; all located in the RD2 Zone. The project is providing an appropriate development that is consistent with the RD2 Zone and the Low Medium II Residential land use designation on the West Adams – Baldwin Hills – Leimert Community Plan.

The site is located within the Newport – Inglewood Fault Zone and a Liquefaction Zone. In an email submitted July 28, 2016, the Department of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to Planning approval of the Parcel Map. The proposed project has been conditioned so that prior to recordation of the final map and issuance of any permit, the subdivider shall make suitable arrangements to assure compliance is satisfactory to the Department of Building and Safety, Grading Division.

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

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

The subject property is a flat rectangular-shaped interior lot with total area of 5,401.2 square feet and a frontage of 45 feet along the west side of Helms Avenue and an even depth of 120 feet. The surrounding properties are zoned RD2-1, RD1.5-1, C2-1 and PF-1. They are developed with one- to two-story single-family dwellings, multi-family dwellings, commercial businesses, and the 10 freeway. The properties adjacent to the north, west and south are all developed as single-family dwellings; whereas the property to the east is developed as a four-unit apartment complex. Currently, the subject property is developed with a single-story single-family dwelling and detached garage which is to be demolished. This will allow for a Small Lot Subdivision of the existing lot into two lots, and the construction of a single-family dwelling on each proposed small lot. The proposed project will comply with all applicable requirements of the Municipal Code and Small Lot

Ordinance. As conditioned, the subject property is physically suitable for the proposed density of the development.

- (e) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.**

The categorical exemption is for the division of property into four or fewer parcels when the division is in conformance with: the General Plan, zoning, no variances or exceptions are required, all services and access to the proposed parcels are to local standards, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

The project site is a flat lot and is not located within a special grading area, fault-rupture study zone, watercourse, or flood zone. Finally, the site as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

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

There appears to be no potential health problems caused by the design or improvement of the proposed project. The Bureau of Engineering has reported that an existing sanitary sewer is located in Helms Avenue adjacent to the subdivision. The proposed development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the Los Angeles Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

- (g) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

- (h) **THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)**

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has configured the parcel(s) to be subdivided in a way that allows for enough space between lots and proposed buildings providing opportunities for passive or natural heating or cooling.

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

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

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

Note: 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 South Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at one of the City Planning Department Public Counters*, located at:

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

Marvin Braude San Fernando
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 <http://planning.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.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.5. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.6, only if the petition for writ of mandate pursuant to that section

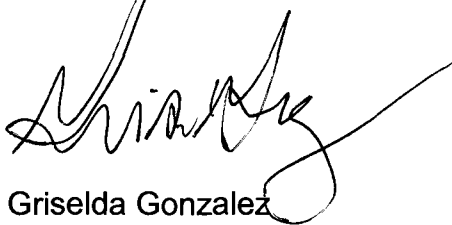
is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

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 is granted before the end of such period.

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

If you have any questions, please contact West/Coastal Project Planning staff at (213) 978-1290.

VINCENT P. BERTONI, AICP
Advisory Agency



Griselda Gonzalez
Deputy Advisory Agency

VPB:GG:sf:mj

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

(REVISED) PRELIMINARY PARCEL MAP NO. AA-2016-1497 small lot

NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1 ZONE PER ORDINANCE NO. 176,354

PROJECT ADDRESS
 3129 HELMS AVENUE
 LOS ANGELES, CA 90034
 APN: 4312-007-004
LEGAL DESCRIPTION
 LOT 126, TRACT NO. 5500
 MAP BOOK 60, PAGE 42
 RECORDS OF LA COUNTY

ZONNING: RD2-1
PROPOSED ZONE: SAME
LOT AREA
 GROSS AREA: 5401.2 S.F.
 NET AREA: 5176.2 S.F.

OWNE & SUBDIVIDER
 DISTRICT TEN, LLC
 10008 NATIONAL BLVD., #292
 LOS ANGELES, CA 90034

ENGINEER/ REP
 SAMARA ENGINEERING
 9100 S. SEPULVEDA BLVD
 SUITE 115
 LOS ANGELES, CA 90045
 TEL (310) 322-3535
 DATE: 4/10/2016

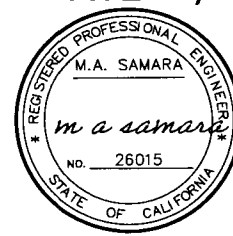
	PARCEL A	PARCEL B
GROSS AREA	2,700.1 S.F.	2,701.1 S.F.
NET AREA	2,475.1 S.F.	2,701.1 S.F.
FRONT YARD	10'	5'
N'LY SIDE YARD	5'	5'
S'LY SIDE YARD	11'	5'
REAR YARD	5'	12'
BLDG. AREA	1,945.75 S.F.	2,162.5 S.F.
2-CAR GARAGE	360.75 S.F.	409.5 S.F.
TOT. BLDG. AREA	2,306.5 S.F.	2,572.0 S.F.

APPLICANT
 DAVID ASALI
 10008 NATIONAL BLVD., #292
 LOS ANGELES, CA 90034

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 PARCEL MAP

JAN 26 2017

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED



1 inch = 10 feet



GRAPHIC SCALE

USE:
 EXISTING USE: SINGLE FAMILY HOME
 PROP. USE: 2 SINGLE FAMILY HOMES

1 REVISED 1/26/2017

