

DEPARTMENT OF
CITY PLANNING

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<http://planning.lacity.org>

Decision Date: September 29, 2017

Appeal End Date: October 16, 2017

1546 Wellesley, LLC (A)(O)
1546 Wellesley Avenue
Los Angeles, CA 90025

Steve Kaplan (R)
Law Offices of Steve Kaplan
16133 Ventura Boulevard, Unit 700
Encino, CA 91436

Case No. AA-2017-355-PMLA
Related Case: None
Address: 1546 South Wellesley Avenue
Planning Area: West Los Angeles
Zone : R2-1
D. M. : 126 B 145
C. D. : 11
CEQA : ENV-2017-356-CE

Legal Description: Lot 63, Tract TR 10154,
Block None

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2017-355-PMLA composed of one lot for a maximum two (2) unit condominium as shown on map stamp-dated January 30, 2017. This unit density is based on the R2-1 Zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. 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 the entire subdivision be shown as Parcel "A" on the final map.
2. That the following improvement be either constructed prior to recordation of the final map, or that the construction be suitably guaranteed:
 - a. Improve Wellesley Avenue adjoining the subdivision by repairing and replacing any broken or offgrade curb, gutter, sidewalk, and roadway pavement; close any unused driveway with standard concrete curb and gutter; plant trees and landscape in the parkway area.
 - b. Improve the alley adjoining the subdivision by repairing and replacing any broken or offgrade longitudinal concrete gutter and the alley pavement acceptable to the West Los Angeles Engineering District Office.
 - c. Construct the necessary house connection sewer to serve the subdivision; evaluate the efficiency of the existing house connection, or any other arrangement acceptable to the West Los Angeles Engineering District Office.

Note: The map should be in a larger scale so that it can be legible to read.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only- **contact John Pourhassan at (213)482-6880 or Del Reyes, at (213) 482-6882 or Eric Cabrera at (213) 482-0474** 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.*

3. 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. Show all street/alley 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/alley dedication. Front and rear yard

requirements shall be required to comply with current code as measured from new property lines after dedication(s)

Notes:

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

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.

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.

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) 482-6543. You should advise any consultant representing you of this requirement as well.

4. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action.
5. Access for Fire Department apparatus and personnel to and into all structures shall be required.
6. 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 a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
7. 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.

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 application, 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.

BUREAU OF SANITATION

8. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated April 19, 2017. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

DEPARTMENT OF RECREATION AND PARKS

Please Note: Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information please feel free to contact the RAP Park Fee staff at (213) 202-2682.

9. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF WATER AND POWER

10. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.
 - a. Abandonment of 80' of existing 4" CI pipe and install 6" DI pipe in Wellesley Avenue, N/O Idaho Ave.
 - b. Install new fire hydrants: Install new 2½" x 4" D FH on the east side of Wellesley Ave, Formosa Ave, 20' N/O Idaho Ave.
 - c. Arrange for the Department to install the following: water mains, fire hydrants.
 - d. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lot(s) where pressure exceed 80 psi at the building pad elevation.

- e. New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code. Install new 2½" x 4" D FH on the east side of Wellesley Ave, 20' N/O Idaho Ave.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 11.

- 11. 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.

- a. Construct new street light: one (1) on Wellesley Avenue.

Note: 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 City Planning-Site Specific Conditions

Approvals conducted at 201 North Figueroa Street, 4th Floor, unless otherwise indicated.

- 12. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Use. Limit the proposed development to a maximum of 2 units.
- b. Parking. That a minimum of two (2) parking spaces per dwelling unit shall be provided together with two guest parking spaces, for a minimum of six (6) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.

Guest Parking. The guest parking spaces shall be easily accessible, specifically reserved for guest parking, and posted and maintained satisfactory to the Department of Building and Safety. If the guest parking space is gated, a voice response system shall be installed at the gate.

Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

- c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any 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 50 percent of the units of the project or phase.
 - ii. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
 - iii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iv. 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. **Advisory Agency additional development requirements and/or limitations** as follows:

Not applicable
 - f. **Parcel Map Conditions on Building Plans.** In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable parcel map conditions affecting the physical design of the building and or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable parcel map conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and

Safety for a building permit.

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

- g. **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.
- h. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- i. **Air Filtration.** The applicant shall install air 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.
- j. **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, 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.
- (ii) 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.
- (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 FACTFINDINGS OF FACT (CEQA):

The project is categorically exempt from the provision of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, Article 19, Section 15315, Class 15, and City CEQA Guidelines, Article III, Section 1, Class 15. Categorical Exemption No. ENV-2017-356-CE was issued for the project as a minor land division.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2017-355-PMLA, 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 General Plan Land Use Element is composed of 35 Community Plans. The subject project is within the West Los Angeles Community Plan. The West Los Angeles Community Plan designates the subject property for Low Medium 1 Residential land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The approximately 5,996 square-foot lot is zoned R2-1. Based on the square footage of the subject parcel, the maximum density allowed by right is 2 dwelling units. The proposed project is for two residential condominium dwelling units on one lot. The Community Plan zone allows for the proposed subdivision. Therefore, the project is consistent with the General Plan Land Use Designation.

The project is within the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The West Los Angeles Transportation Improvement and Mitigation Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects. Therefore, the Specific Plan does not apply to the subject project.

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.

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.

The development of this parcel is an infill of an otherwise multiple-family residential neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The subject 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.

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.

In an email from the Department of Building and Safety (DBS), Grading Division dated April 3, 2017, DBS reported that geology/soils report was not required.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory as submitted. There is an existing sanitary sewer in Wellesley Avenue adjoining the subdivision. The existing house connection should be evaluated for its efficiency approved by the West Los Angeles Engineering District Office. As a condition of approval, the subdivider is required to improve Wellesley Avenue and the alley adjoining the subdivision, and to construct the necessary house connection sewer to serve the subdivision as stated above.

Therefore, as conditioned, the design and improvement of the proposed preliminary parcel map is consistent with the applicable General and Specific Plans.

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

The area ranges from single-family, two-family, and multi-family uses ranging from one to five stories in height. To the north, west, and south are one-story single-family dwellings located in the R2-1 Zone. Across the rear alley to the east are multi-family uses ranging from three to five stories in height located in the R4-1 Zone. The project is providing an appropriate development within the R2 Zone and the Low Medium I Residential land use and is consistent with Height District No. 1.

The subject site measures approximately 120 feet by 50 feet and has a lot area of approximately 5,996 square feet. The subdivision maintains a minimum of 7-foot side yard setbacks to the east and west with a 15 foot rear yard setback. The project maintains the required 20 foot front yard setback.

The subject site is level and not located in a flood zone, liquefaction, or landslide area. The DBS Grading Division has reported that geology/soils report was not required prior to planning approval of the subject project.

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

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

Both sides of Wellesley Avenue between Ohio Avenue to the northwest and Idaho Avenue to the southeast are zoned R2-1 and designated Low Medium I Residential on the West Los Angeles Community Plan. The lots abutting the alley to the northeast of the site are zoned R4-1 and R3-1 and designated for Medium and High Medium Residential land uses. Southeast of Idaho Avenue are single-family homes on R1-1 zoned lots and designated for Low Residential land uses. Adjacent land uses include a mix of single family homes, duplexes, condominiums, and apartments developed at the density of the R2-1, R3-1, and R4-1 zones.

The subject site is zoned R2-1. This requires at least 2,500 square feet of lot area per dwelling unit. The subject site has a lot area of approximately 5,996 square feet. The maximum density allowed by-right is two dwelling units on the subject site. Therefore, the lot is of sufficient size for 2 condominium units and the density of proposed project is consistent with that of adjoining multifamily/single family residential developments.

(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 project is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Class 15 of the State and City CEQA Guidelines. No potential adverse impact exist on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. The project site, as well as the surrounding area was 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 are no apparent health problems that might be caused by the design or construction of the proposed condominium units. The Bureau of Engineering has reported that existing sanitary sewer is available in Wellesley Avenue adjoining the subdivision. The existing house connection should be evaluated for its efficiency approved by the West Los Angeles Engineering District Office.

- (g) THE DESIGN OF THE SUBDIVISION AND TH EPROPOSED 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.

To assure that 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 instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

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 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 **October 16, 2017** at one of the City Planning Department Public Counters, located at:

<p>Downtown Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077</p>	<p>San Fernando Valley Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050</p>	<p>West Los Angeles West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2912</p>
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*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at 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.

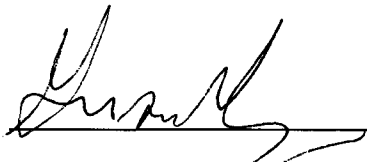
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the 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. **September 29, 2020.**

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

If you have any questions, please call the Project Planner at (213) 978-0016.

VINCENT P. BERTONI, AICP
Advisory Agency



GRISELDA GONZALEZ

Deputy Advisory Agency

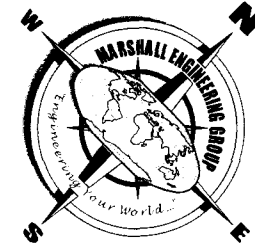
VPB:GG:CC:th

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

CP-1809 (03-01-01)

PRELIMINARY PARCEL MAP L.A. NO. AA-2017-355-PMLA

FOR CONDOMINIUM PURPOSES
1546 WELLESLEY AVENUE

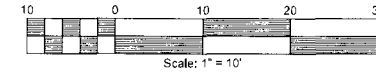


THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

AA-2017-355 -PMLA

DATE: 1/30/17

- NOTE:
- R2-1 ZONE NO ZONE CHANGE.
 - THERE ARE NOT TREES ONSITE.
 - NEW 2 UNIT CONDOMINIUM.
 - THERE ARE NO OTHER HAZARDS OR HAZARDOUS MATERIALS ON PROPERTY.
 - PARKING SPACE: 4 OWNER SPACES.
 - SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
 - SURFACE AND CONTRIBUTORY DRAINAGE TO BE CONVEYED TO THE STREET.
 - THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.



PROPERTY OWNER / APPLICANT AND SUBDIVIDER

1546 WELLESLEY LLC, A NEVADA LIMITED LIABILITY COMPANY
TIKVA SHALVA
21801 San Miguel St. Woodland Hills, CA 91354
(818) 285-9737

REPRESENTATIVE

TIKVA SHALVA
21801 San Miguel St. Woodland Hills, CA 91354
(818) 285-9737

ZONING

R2-1

LEGAL DESCRIPTION

LOT 63 OF TRACT NO. 10154 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 168, PAGES 45 TO 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER

4253-039-013

PARCEL AREA

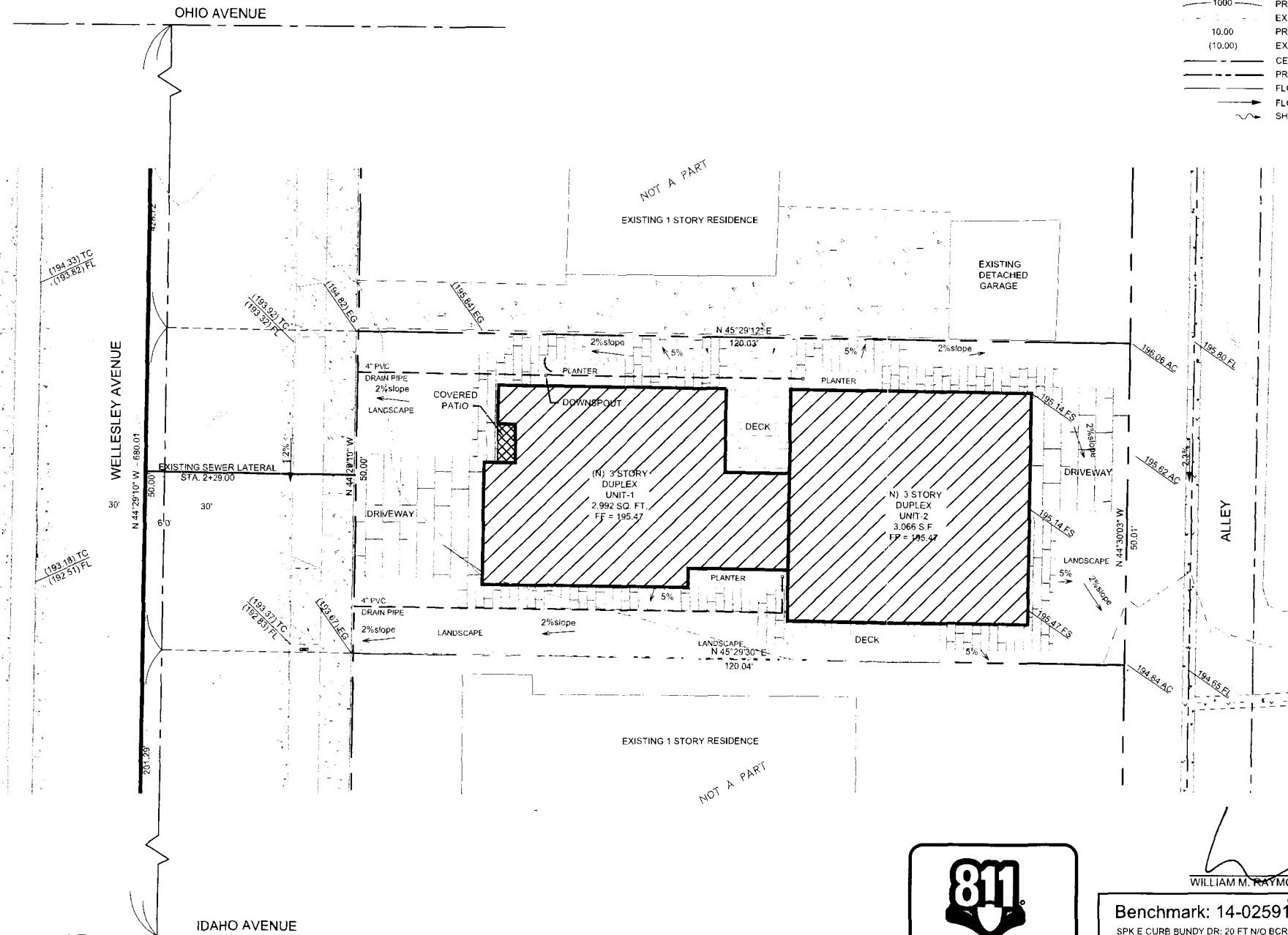
6,002 SQ. FT GROSS (0.138 AC)
6,002 SQ. FT NET (0.138 AC)

FLOOD ZONE

ZONE 'X'
PANEL 1590
MAP NUMBER 06307C1590F
EFFECTIVE DATE SEPTEMBER 26, 2008

LEGEND

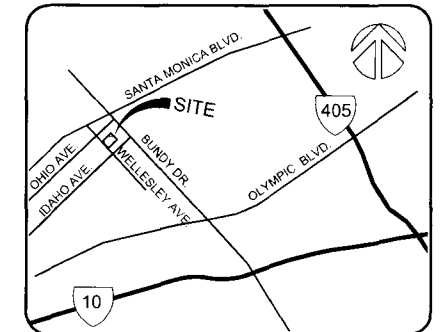
SYMBOL	DESCRIPTION
1000	PROPOSED CONTOUR
---	EXISTING CONTOUR
10.00	PROPOSED ELEVATION
(10.00)	EXISTING ELEVATION
---	CENTER LINE
---	PROPERTY LINE
---	FLOWLINE
→	FLOW DIRECTION
---	SHEET FLOW



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

JAN 30 2017

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY



VICINITY MAP

N.T.S.
THOMAS BROS: PG 562, A1



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CITY OF
LOS ANGELES

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

1546 WELLESLEY AVENUE
LOS ANGELES, CA
LOT 63 OF TRACT 10154

Plan No.: 16-070	Scale: 1"=10'
Date: 1/19/2017	Drawn by: SWM
Sheet 1 of 1 Sheets	File No.:



Benchmark: 14-02591

SPK E CURB BUNDRY DR: 20 FT N/O BCR N/O IDAHO AVE (IN END C.B.), ELEV. 193.132. YEAR OF ADJUSTMENT 2000. NAVD 1988

Basis of Bearing

THE BEARING N 44°29'10"W THE CENTERLINE OF WELLESLEY AVENUE AS SHOWN ON TRACT MAP NO. 10154, RECORDED IN BOOK 168, PAGES 45 TO 47 INCLUSIVE OF MAPS WAS USED AS THE BASIS OF BEARING



WILLIAM M. RAYMOND JR. E.S. 7279 EXP. 12/31/2018