

**DEPARTMENT OF
CITY PLANNING**

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Decision Date: September 13, 2019

Metatron LA 3RD Group, LLC (O/A)
340 S. Lemon Avenue
Walnut, CA 91789

Nick Kazemi (R)
Nick Kazemi Inc.
4966 Topanga Canyon Blvd.
Woodland Hills, CA 91364

Re: AA-2018-3059-PMLA-CN
540 North Commonwealth Avenue
Wilshire Community Plan
Zone : R2-1
D.M. : 141A201
C.D. : 13
CEQA : ENV-2018-3058-CE
Legal Description: Lot M; Block 25;
Tract: Dayton Heights

Last Day to File an Appeal: September 30, 2019

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15301(b) and 15315, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Parcel Map No. 2018-3059-PMLA-CN composed of one lot, located at 540 North Commonwealth Avenue, for a maximum of two residential condominium units, as shown on map stamp-dated March 21, 2019. 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.) 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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of 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.

1. 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 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.

2. 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 dedication 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.

Notes:

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. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

DEPARTMENT OF TRANSPORTATION

3. *Please contact this section at (213) 482-7024 for any questions regarding the conditions below. That 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 city of Los Angeles Department of Transportation(LADOT).

- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550, Station 3.
- d. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact this section at (213) 482-7024 for any questions regarding the above.

FIRE DEPARTMENT

- 4. That 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. Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - 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.
 - g. 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.

- h. 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) 482-6529**. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, CA 90051-5700 or (213)367-1218.

5. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. 8).

BUREAU OF STREET LIGHTING

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 S-3.(c) where applicable.

6. 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 ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

7. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject preliminary parcel map and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated April 15, 2019. 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).)

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

8. 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. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way- requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removals

LOS ANGELES DEPARTMENT OF RECREATION AND PARKS:

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments.

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

INFORMATION TECHNOLOGY AGENCY

10. That satisfactory arrangements 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 (LAMC) Section 17.05-N. 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 CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

11. 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) dwelling units.
 - b. Provide a minimum of 2 off-street parking spaces per dwelling unit, per LAMC 12.21 A 4 (a).
 - c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high or decorative wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. 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.

12. 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.

13. DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 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 Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-2 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 preliminary 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, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-3 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 building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable preliminary 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 preliminary 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.

14. BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the subdivision in conformance with Section 64.11.2 of the Municipal Code.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate

System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Engineering shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the subdivision and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the subdivision comply with the width and area requirements of the Zoning Ordinance.
 - (i) That no public street grade exceed 15%.
 - (j) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the subdivision boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final

map.

- S3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Commonwealth Avenue.

Notes:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), 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.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve Commonwealth Avenue adjoining the subdivision by the construction of the following:

- i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
- ii. Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
- iii. Any necessary removal and reconstruction of existing improvements
- iv. The necessary transitions to join the existing improvements.

FINDINGS OF FACT (CEQA)

Determine that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15301(b) and 15315, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2018-3059-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 BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Wilshire Community Plan Area, which designates the site with a Low Medium I Residential land use designation. The land use designation lists the R2-1 zone as the corresponding zone classification. The R2 Zone allows for a minimum of one dwelling units per 2,500 square feet of lot area provided that a minimum lot area is no less than 5,000 square feet. The project site has an area of approximately 7,501 square feet, which would permit a maximum of three (3) dwelling units. As shown on the parcel map, the project proposes to subdivide the project site with two detached residential condominium

units, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and architect of record, as well as other pertinent information as required by LAMC Section 17.51 A.

Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.51, and 12.10 C and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R2-1, the zone would permit for a minimum of one dwelling units per 2,500 square feet of lot area provided that a minimum lot area is no less than 5,000 square feet. The project site has an area of approximately 7,501 square feet, which would permit a maximum of three (3) dwelling units. As shown on the parcel map, the project proposes to subdivide the project site with two detached residential condominium units, which is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Commonwealth Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has required connection(s) with the existing sewer mainline and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is a 7,501 net square-foot, level, rectangular shaped interior lot with an approximate frontage of 50 feet along Commonwealth Avenue and a depth of 150 feet.

The proposed project consists of the construction, use, and maintenance of two 2-story detached condominium structures on the lot. The Condominium Unit fronting Commonwealth Avenue has a floor area of approximately 3,340 square feet and Condominium Unit B has an approximate floor area of 3,244 square feet.

Each condominium unit has maximum height of height of 24 feet above finished grade. The project site is located 1.4 km (0.86 miles) from the Upper Elysian Park Fault, but is not located within the Alquist-Priolo Fault Zone. The site is located within a designated hillside area or within the BOE Special Grading Area. However, in correspondence dated April 15, 2019, LADBS Grading Division indicated that a geology soils reports are not required prior to Planning review of the subject subdivision request as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault rupture hazard zone. Although the site is located within City of Los Angeles Hill side Area it does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. 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 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

Surrounding properties are zoned R2-1 and developed with a mix of residential densities. Lots adjacent to the subject site are developed with the following uses: the abutting property to the north is developed with a 1-story single family residence. The abutting properties to the south is developed with a two-story apartment building with 4 dwelling units. The abutting property to the east is developed with a two-story and single story apartment units, four apartments in total. The property to the west is developed with a single story place of religious worship building.

The project site is a 7,501 square-foot lot and was previously developed with a one-story single-family residence. The applicant proposes a one-lot subdivision for the construction of two 2-story detached condominium structures on the lot with a maximum height of 24 feet. As proposed, the density and height are consistent with the zone and land use designation. Pursuant to LAMC Section 12.21.1, properties in the R2 Zone Classification with a Height District No. 1 requires that the total floor area contained in all the main buildings shall not exceed three times the Buildable Area of the lot. Based on the buildable lot area on the subject property of 4,600 sq. ft. square feet, a total of 13,800 square feet of floor area of residential development would be allowed. The combined floor area proposed for the two detached condominium units is 6,584 square feet. The proposed area is below the maximum permitted by the zone requirements.

The Parcel Map has been approved contingent upon the satisfaction of the Department of Building and Safety (Grading and Zoning Divisions), Bureau of Engineering, Department of Transportation, Fire Department, Bureau of Sanitation, Bureau of Street Services, and Department of Recreation and Parks. As conditioned, the proposed parcel map 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.**

There are no trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with single-family residences, apartment residential structures and a place of religious worship. The City Planning Department issued a Categorical Exemption No. ENV-2018-3058-CE, which determined that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

- (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 public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. 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 and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (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.**

As required by LAMC Section 12.03, the project site has a minimum of 50 feet of frontage along Commonwealth Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 25, Block M of the Dayton Heights Tract and is identified by the Assessor Parcel Map No. 5539-028-025. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the preliminary parcel map. Necessary easements for utilities will be acquired by the City prior to the 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 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 parcel 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 map for AA-2018-3059-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 Section 17.05-N of the Los Angeles Municipal Code (LAMC).

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 Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an 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 the Department's Public Offices, located at:

**Downtown
Figueroa Plaza**
201 N. Figueroa St., 4th Floor Los
Angeles, CA 90012
213.482.7077

**San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service
Center**
6262 Van Nuys Bl., Room 251 Van
Nuys, CA 91401
818.374.5050

**West Los Angeles
Development Services Center**
1828 Sawtelle Boulevard, 2nd
Floor Los Angeles, CA 90025
(310) 231-2598

***Please note the cashiers at the public counters close at 3:30 PM.
Appeal forms are available on-line at www.planning.lacity.org.**

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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this 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.

VINCENT P. BERTONI, AICP
Advisory Agency

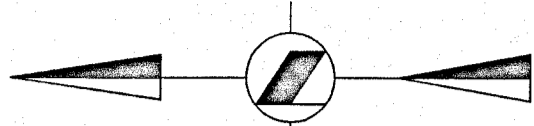


Kevin S. Golden
Deputy Advisory Agency

CTL:KSG:IW:RG

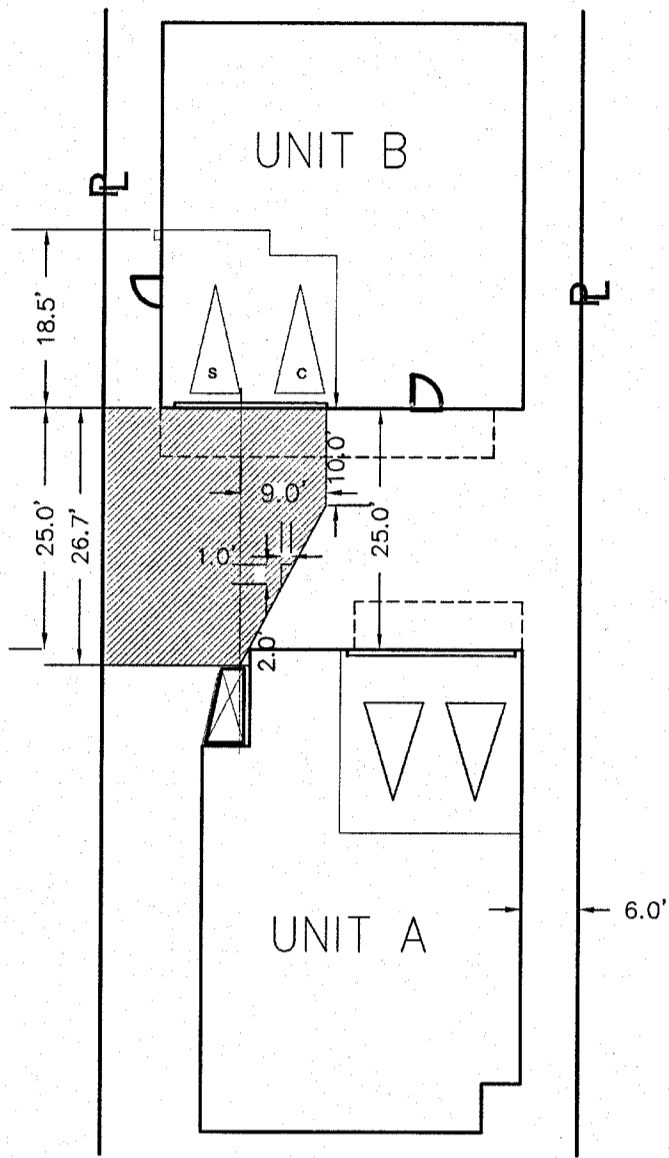
PARCEL MAP NO. AA-2018-3059-PMLA

FOR CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF LOT 25 IN BLOCK "M" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 25 PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 ASSESSOR'S PARCEL NO. 5539028025

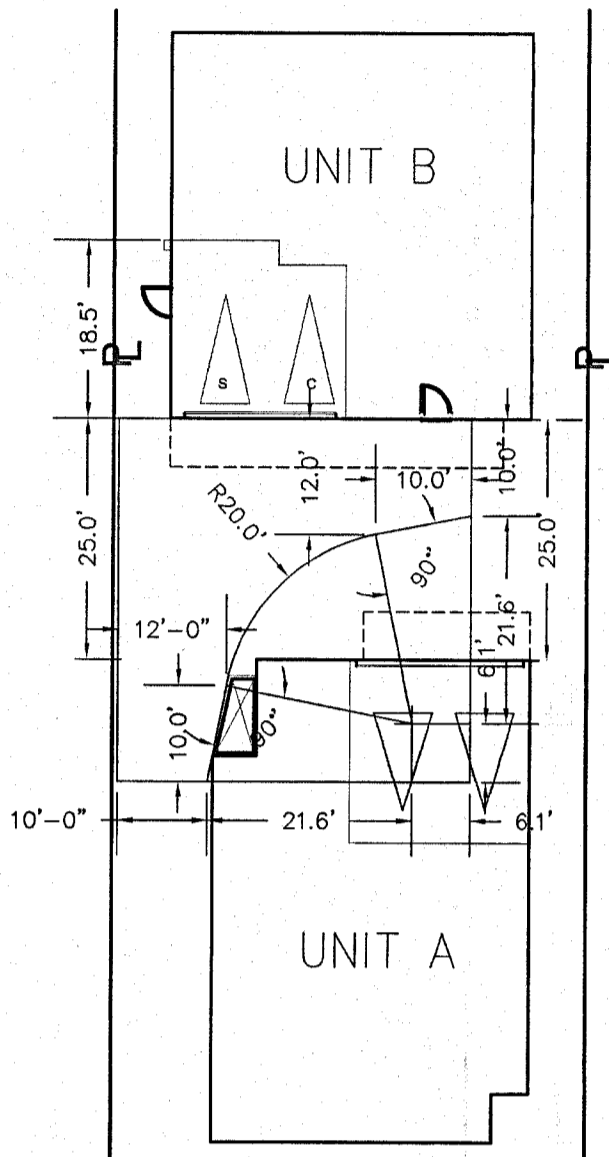


SCALE: 1"=20'
 DATE: 3-19-2019

SITE ADDRESS: 540 N COMMONWEALTH AVENUE, LOS ANGELES, CALIFORNIA 90004



PARKING CIRCULATION UNIT B



PARKING CIRCULATION UNIT A

OWNER/SUBDIVIDER

METATRON LA 3RD GROUP, LLC
 485 S ROBERTSON BLVD. STE#8
 BEVERLY HILLS, CA 90211
 (323) 383-8921

CONTACT PERSON

NICK KAZEMI
 4966 TOPANGA CYN BLVD.
 WOODLAND HILLS, CA. 91364
 (818) 999-9890
 E-MAIL: NKAZEMI@AOL.COM

NOTES:

- 1- SITE IS LEVEL
- 2- THERE IS NO EASEMENT ON THE SUBJECT PROPERTY EXCEPT AS SHOWN
- 3- THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON PROPERTY
- 4- THERE IS NO TREE ON SUBJECT PROPERTY
- 5- SURFACE & CONTRIBUTORY DRAIN TO BE CONVEYED TO THE STREET
- 6- SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM
- 8- EXISTING 1 STORY BUILDING TO BE DEMOLISHED
- 9- N COMMONWEALTH IS A LOCAL STREET 60' WIDE NO DEDICATION REQUIRED

VEHICULAR PARKING TABLE:

REQUIRED PARKING SPACES FOR RESIDENTS: 2 PER UNIT
 REQUIRED PARKING SPACES FOR GUESTS: 0
 PROPOSED PARKING SPACES FOR RESIDENTS: 2 PER UNIT
 PROPOSED PARKING SPACES FOR GUESTS: 0

BICYCLE PARKING TABLE: N/A

PROPOSED PROJECT:

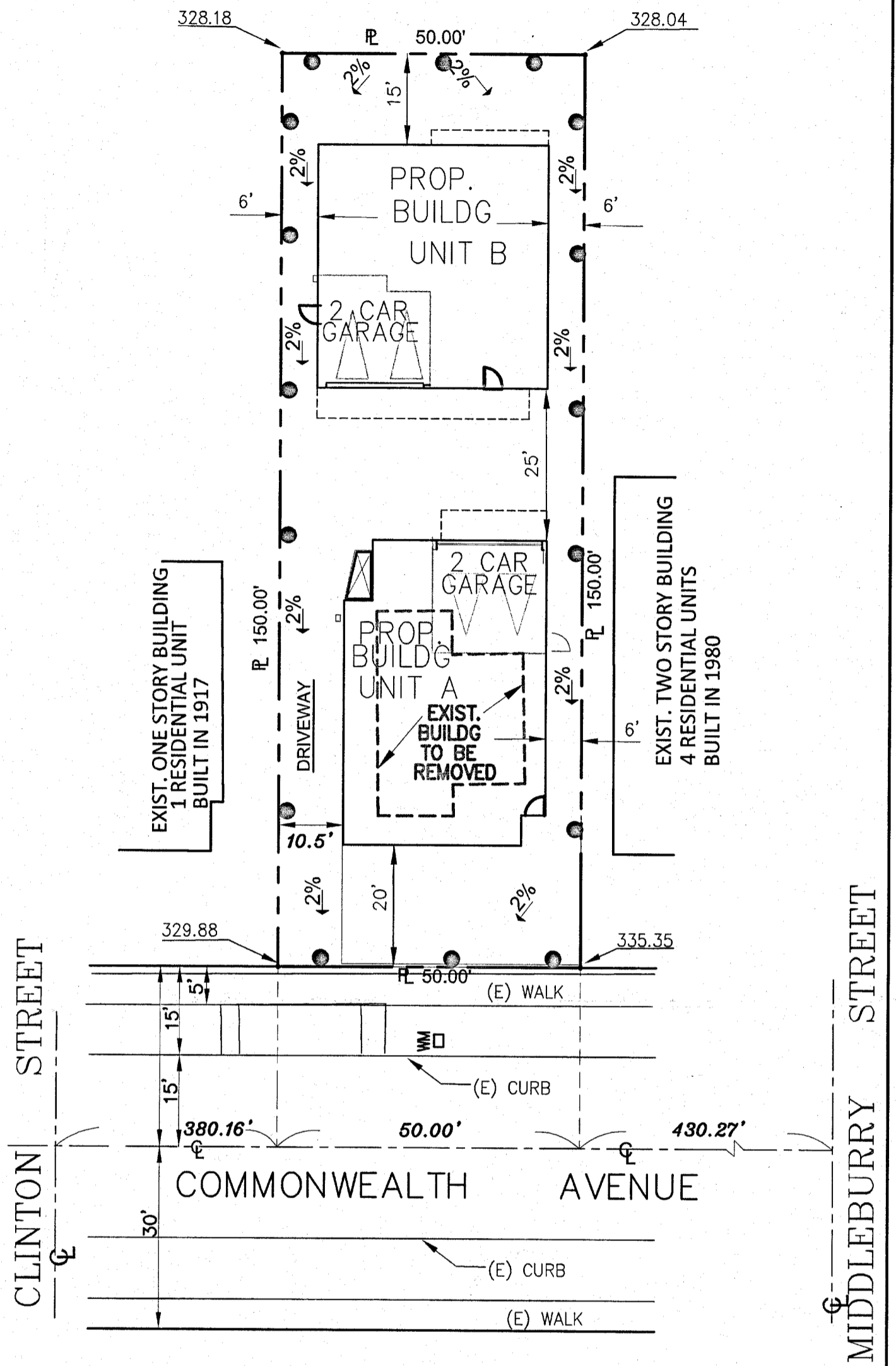
SUBDIVISION OF 1 LOT TO 2 CONDOMINIUMS

ZONING:

EXISTING AND PROPOSED R2-1
 EXISTING ONE STORY BUILDING
 PROPOSE TWO - TWO STORY BUILDING
 PROPOSED HEIGHT 24'
 GUEST PARKING AND BIKE LOCATION NOT PROVIDED

AREA:

TOTAL PROPERTY AREA: 7,501 SQ.FT.
 UNIT A RESIDENTIAL
 2 CAR GARAGE, 2 STORY, 3,340 SF
 UNIT B RESIDENTIAL
 2 CAR GARAGE, 2 STORY, 3,244 SF



LEGEND:

- PROPERTY BORDER
- WATER METER
- CENTERLINE OF STREET
- PARKING SPACE

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

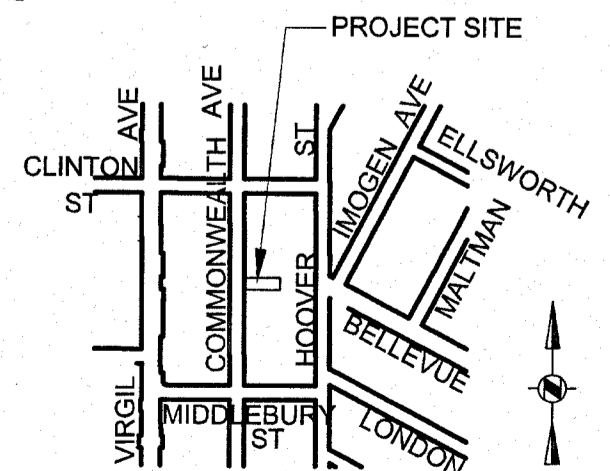
MAR 21 2019

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

PREPARED BY:

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 4966 TOPANGA CYN BLVD.
 WOODLAND HILLS, CA. 91364
 (818) 999-9890
 E-MAIL: NKAZEMI@AOL.COM

Nick Kazem



VICINITY MAP
 N.T.S