

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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COMMISSION EXECUTIVE ASSISTANT II
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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INFORMATION
www.planning.lacity.org

FILING NOTIFICATION AND DISTRIBUTION
MODIFICATION

Parcel Map LA No. AA-2013-2709-PMLA-M1
ENV-2014-2656-CE
Property Address: 1947 S. Sawtelle Boulevard
CPC No. : N/A

Distribution Date: 8/6/2014

- COUNCIL DISTRICT NO. 11
- Bureau of Engineering
- (8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading
- (2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning
- (1) 10 Days
- Dept. of City Planning – GIS
- Dept. of Transportation, CWPC Section
- (3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit
- (1) 7 days
- Bureau of Street Lighting
- (1) 10 days
- Dept. of Telecommunications
- (1) 10 days
- Street Tree Design
- (1) 10 days
- Department of Recreation and Parks
- (1) 10 days
- Valley DOT – Vicente Cordero
- (1) 10 days
- Valley Branch
- County Health Department
- (1) 10 days
- Imaging

- Housing Department
 - DWP Water Design
 - West Los Angeles Neighborhood Council
- N.C. please respond with comments within 90 days
from "distribution date" (LISTED ABOVE).

Hillside Yes No
 Concurrent Zone Change
 MODIFICATION REQUEST
Thomas Guide: 632 Grid: B6
D.M.: 126B153
Plan Area: West Los Angeles

EXPEDITED PROCESSING
CASE DATE DUE: 9/15/2014

Please forward reports to the following
e-mail addresses:
Planning.Expedited@lacity.org
(*planningexpedited* in GroupWise)

Pursuant to Sections 17.50 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted above so that your recommendations may be included in the final determination.

Michael J. LoGrande
Director of Planning
Acting for
Jae Kim
Senior City Planner
Enclosure – Map
CP-1805 (11/03)

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DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
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Decision Date: November 21, 2014

Appeal Period Ends: December 8, 2014

Ann Samson (A)
Westside Family YMCA
11311 La Grange Avenue
Los Angeles, CA 90025

Alan Hostrup (O)
YMCA of Metropolitan Los Angeles
625 South New Hampshire Avenue
Los Angeles, CA 90005

Eric Lieberman (E)
QES Incorporated
14549 Archwood Street, Suite 308
Van Nuys, CA 91405

RE: Parcel Map No. AA-2013-2709-PMLA-M1
Address(s): 1947 Sawtelle Boulevard
West Los Angeles Planning Area
Zone : C2-1VL and R2-1
D. M. : 126B153
C. D. : 11
CEQA : ENV-2014-2656-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50 and 17.53, the Advisory Agency approved the MODIFICATION of Parcel Map No. AA-2013-2709-PMLA, located at 1947 Sawtelle Boulevard for a maximum of 4 lots as shown on map stamp-dated August 30, 2013 in the West Los Angeles Community Plan. For an appointment with the Development Services Center call (213) 482-7077. The Advisory Agency's approval is subject to the following modified conditions:

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS (MODIFIED)

1. That a 15-foot radius property line return, or a 10-foot by 10-foot corner cut area, be dedicated at the northeast corner of La Grange Avenue and Corinth Avenue.
- 1(a). That the Department of Transportation in a letter to the Advisory Agency state

that they have no objection in the merger of an approximately 11-foot wide and variable width strip of land along Sawtelle Boulevard.

1(b). That in the event a no objection letter has been received from the Department of Transportation then an approximately 11-foot wide and variable width strip of land along Sawtelle Boulevard adjoining the property be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State of California Code and, in addition, the following conditions be executed by the applicant and administered by the City Engineer:

- i. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
- ii. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: Advisory Agency hereby finds that the dedications to be merged are unnecessary for the present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

1(c). That the owners of the property record a Covenant and Agreement stating that additional right-of-way dedication will be required along La Grange Avenue under City Planning Case No. CPC-2014-2867-DB-SPR and any future parcel map filed over proposed Parcels "A" and "B" of Parcel Map No. AA-2013-2709-PMLA.

2. That any fee deficit under Work Order EXP00086 expediting this project be paid.

2(a). That any surcharge fee in conjunction with the merger request be paid.

3. That the subdivider make a request to the West Los Angeles District of the Bureau of Engineering to determine the capacity of the existing sewers in the area.

4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve La Grange Avenue and Corinth Avenue adjoining the subdivision by the reconstruction of the integral concrete curbs and gutters; repairing existing sidewalks; planting trees with root barriers and close any unused driveways.
- b. Repair and replace any bad order curb, gutter, sidewalk and roadway pavement and plant trees (root barriers) along Sawtelle Boulevard adjoining the subdivision. Also construct a new ~~43-foot~~ 12-foot wide concrete sidewalk

and new bus pad at bus stop location and remove brick wall within the right-of-way area.

- c. Construct the necessary house connections to serve each parcel and evaluate the efficiency of the existing house connections.

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on October 1, 201, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15 (ENV-2014-2656-CE).

(MODIFIED) FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map AA-2013-2709-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The West Los Angeles Community Plan designates the site as Low Medium I Residential General Plan Land Use with a zoning designation of R2-1 on its eastern half, and Neighborhood Commercial General Plan Land Use with a zoning designation of C2-1VL on its western half. The project site is a level, 39,185 ~~37,693~~ square foot rectangular-shaped double corner lot on the north side of La Grange Avenue between Corinth Avenue and Sawtelle Boulevard.

The applicant is requesting a Parcel Map to permit the subdivision of one legal lot into four parcels, and to allow an 11-foot wide strip of land along Sawtelle Boulevard adjoining the property to be merged with the parcel map boundary. No other entitlements are being requested with the instant request. The site is currently improved with a 39,129 square-foot building that is occupied by the Westside Family YMCA. There are approximately 57 parking spaces on the site.

The site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan (West LA TIMP) and has been conditioned herein to require clearance from the Department of Transportation assuring compliance with the provisions of the West LA TIMP. The site is not within the jurisdiction of any Overlay Districts or Interim Control Ordinances. The project site is not within the Alquist-Priolo Fault Zone, but is located within 0.80 kilometers of the Santa

Monica Fault. The site is not within any liquefaction zone, landslide area, a tsunami-prone area, flood-prone area, Hillside Grading Area, high-risk fire zone, Methane Buffer Zone, or a High Wind Velocity Area.

The project concerns the subdivision of an existing lot and currently does not include any additional entitlements. As conditioned, the proposed parcel map will be consistent with the intent and purpose of the applicable General and Specific Plans.

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

The existing site is located along the north side of La Grange Avenue between Sawtelle Boulevard and Corinth Avenue. La Grange Avenue is a designated Collector Street dedicated to a variable width of 60 and 61.5 feet at the project's street frontage and is improved with curbs, gutters and sidewalks. Corinth Avenue is a designated Local Street dedicated to a width of 60 feet at the project's eastern street frontage and is improved with curbs, gutters and sidewalks. Sawtelle Boulevard is a designated Collector Street dedicated to a 64-foot width of 75 feet at the project's western street frontage and is improved with curbs, gutters and sidewalks.

The Bureau of Engineering has requested dedications at the northeast corner of La Grange and Corinth Avenues and improvement of the public rights-of-way through this request. In addition, the Bureau of Engineering has conditionally consented to the merging of an 11-foot wide and variable width strip of land along Sawtelle Boulevard adjoining the property be merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State Government Code. The Bureau of Street Services' Division of Urban Forestry has condition the project to require that street trees be planted and any existing trees be removed within dedicated streets or proposed dedicated streets as required, and that all street tree plantings be brought up to current standards.

The site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan (West LA TIMP), but is not within the jurisdiction of any Overlay Districts or Interim Control Ordinances. The Department of Transportation has placed conditions on the project requiring compliance with the provisions of the West LA TIMP and that a parking area and driveway plan be submitted for approval prior to the submittal of building permit plans for plan check by the Department of Building and Safety.

As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

All other conditions and findings of Preliminary Parcel Map No. AA-2013-2709-PMLA shall remain the same.

Michael J. LoGrande
Advisory Agency



JAE H. KIM
Deputy Advisory Agency

JK:JT:JM:jq

cc: Bureau of Engineering - 4	Dept. of Building & Safety, Zoning & 2 Maps
Community Planning Bureau	Department of Building & Safety, Grading
Planning Office & 1 Map	Department of Fire
D.M.	Department of Recreation & Parks & 1 Map
Bureau of Street Lighting	Department of Transportation, CPC Section
Street Tree Division & 1 Map	Room 600, 221 N. Figueroa Street

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

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

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

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the (West Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on December 8, 2014 at one of the City Planning Department Public Counters, located at:

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

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

*Please note the cashiers at the public counters close at 3:30 PM.

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

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(213) 978-1274

EVA YUAN-MCDANIEL

DEPUTY DIRECTOR

(213) 978-1273

FAX: (213) 978-1275

INFORMATION

www.planning.lacity.org

Decision Date: December 27, 2013

Appeal Period Ends: January 13, 2014

Ann Samson (A)
Westside Family YMCA
11311 La Grange Avenue
Los Angeles, CA 90025

Alan Hostrup (O)
YMCA of Metropolitan Los Angeles
625 South New Hampshire Avenue
Los Angeles, CA 90005

Eric Lieberman (E)
QES Incorporated
14549 Archwood Street, Suite 308
Van Nuys, CA 91405

RE: Parcel Map No. AA-2013-2709-PMLA
Address(s): 1947 Sawtelle Boulevard
West Los Angeles Planning Area
Zone : C2-1VL and R2-1
D. M. : 126B153
C. D. : 11
CEQA : ENV-2013-2710-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, the Advisory Agency approved Parcel Map No. AA-2012-2709-PMLA, located at 1947 Sawtelle Boulevard for a **maximum of 4 lots** as shown on map stamp-dated August 30, 2013 in the West Los Angeles Community Plan. For an appointment with the Development Services Center call (213) 482-7077. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

1. That a 15-foot radius property line return be dedicated at the northeast corner of La Grange Avenue and Corinth Avenue.
2. That any fee deficit under Work Order EXP00086 expediting this project be paid.
3. That the subdivider make a request to the West Los Angeles District of the Bureau of Engineering to determine the capacity of the existing sewers in the area.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve La Grange Avenue and Corinth Avenue adjoining the subdivision by the reconstruction of the integral concrete curbs and gutters; repairing existing sidewalks; planting trees with root barriers and close any unused driveways.
 - b. Repair and replace any bad order curb, gutter, sidewalk and roadway pavement and plant trees (root barriers) along Sawtelle Boulevard adjoining the subdivision. Also construct a new 13-foot wide concrete sidewalk and new bus pad at bus stop location and remove brick wall within the right-of-way area.
 - c. Construct the necessary house connections to serve each parcel and evaluate the efficiency of the existing house connections.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. 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

6. 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. Clarify if the existing building is to be removed or to remain.
 - b. Provide a copy of affidavit AFF-36727. Show compliance with all the

- conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- c. Provide a copy of ZA case ZA-19591. Show compliance with all the conditions/requirements of the ZA case(s) as applicable.
 - d. Provide a copy of CPC case CPC-2013-621-ZA-GPA-SP. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - e. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
 - f. Obtain permit for the demolition or removal of the existing structure on the site. Existing structure and uses are not allowed to cross new property lines. Any 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.
 - g. If the existing building is to remain, provide copy of building record, plot plan, and certificate of occupancy of the existing structure to verify the last legal use and the number of parking spaces required and provided on each site.
 - h. If the existing building is to remain, provide building plans to show compliance with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the new property lines. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
 - i. If the existing building is to remain, the required parking spaces are required to remain for the remaining structure on its own site. Show location of all parking spaces and access driveways. Obtain Use of Land permits to relocate driveways and all required parking for each building onto their corresponding sites. Provide a copy of permits and signed inspection cards to show work has been completed.

Notes:

There is a 15 ft. Building Line along Corinth Avenue on this Subdivision.

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 Laura Duong at (213) 482-0434 to schedule an appointment.

Prior to obtaining Parcel Map Zoning condition clearance, the following can satisfy conditions 3f, 3g, 3h, and 3i above:

1. Record a Maintenance of Building Affidavit to the satisfaction of the Department of Building and Safety, promising to record a Lot Tie affidavit after map recordation. Parcels may not be sold until demolition is completed.
2. Record a Lot Tie Affidavit to the satisfaction of the Department of Building and Safety within 30 days after Map Recordation. Lot tie to be terminated after the building is demolished.

DEPARTMENT OF TRANSPORTATION

7. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure the following:
 - a. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045.

FIRE DEPARTMENT

8. 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 and conditions issued or requirements.

BUREAU OF STREET LIGHTING

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

10. Construct three (3) new street lights on La Grange Avenue, two (2) new street lights on Sawtelle Boulevard and one (1) new street light on Corinth Avenue.

BUREAU OF SANITATION

11. 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

12. 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 LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

13. That the Quimby fee be based on the R2-1 and C2-1VL Zones.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

15. 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 four (4) lots.
 - b. If the existing building is to remain, provide the required number of parking spaces for the existing use on its own site.
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern

California Gas Company regarding feasible energy conservation measures.

- d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - e. Prior to the construction or addition to any building or structure on the site, the applicant shall obtain written approval from the Department of Transportation for compliance with all applicable provisions of the West Los Angeles Transportation Improvement and Mitigation Specific Plan.
16. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
17. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS OF FACT (CEQA)

The Department of City Planning, on August 30, 2013, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map AA-2013-2709-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The West Los Angeles Community Plan designates the site as Low Medium I Residential General Plan Land Use with a zoning designation of R2-1 on its eastern half, and Neighborhood Commercial General Plan Land Use with a zoning designation of C2-1VL on its western half. The project site is a level,

37,693 square foot rectangular-shaped double corner lot on the north side of La Grange Avenue between Corinth Avenue and Sawtelle Boulevard.

The applicant is requesting a Parcel Map to permit the subdivision of one legal lot into four parcels. No other entitlements are being requested with the instant request. The site is currently improved with a 39,129 square-foot building that is occupied by the Westside Family YMCA. There are approximately 57 parking spaces on the site.

The site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan (West LA TIMP) and has been conditioned herein to require clearance from the Department of Transportation assuring compliance with the provisions of the West LA TIMP. The site is not within the jurisdiction of any Overlay Districts or Interim Control Ordinances. The project site is not within the Alquist-Priolo Fault Zone, but is located within 0.80 kilometers of the Santa Monica Fault. The site is not within any liquefaction zone, landslide area, a tsunami-prone area, flood-prone area, Hillside Grading Area, high-risk fire zone, Methane Buffer Zone, or a High Wind Velocity Area.

The project concerns the subdivision of an existing lot and currently does not include any additional entitlements. As conditioned, the proposed parcel map will be consistent with the intent and purpose of the applicable General and Specific Plans.

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

The existing site is located along the north side of La Grange Avenue between Sawtelle Boulevard and Corinth Avenue. La Grange Avenue is a designated Collector Street dedicated to a variable width of 60 and 61.5 feet at the project's street frontage and is improved with curbs, gutters and sidewalks. Corinth Avenue is a designated Local Street dedicated to a width of 60 feet at the project's eastern street frontage and is improved with curbs, gutters and sidewalks. Sawtelle Boulevard is a designated Collector Street dedicated to a width of 75 feet at the project's western street frontage and is improved with curbs, gutters and sidewalks.

The Bureau of Engineering has requested dedications at the northeast corner of La Grange and Corinth Avenues and improvement of the public rights-of-way through this request. The Bureau of Street Services' Division of Urban Forestry has conditioned the project to require that street trees be planted and any existing trees be removed within dedicated streets or proposed dedicated streets as required, and that all street tree plantings be brought up to current standards.

The site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan (West LA TIMP), but is not within the jurisdiction of any Overlay Districts or Interim Control Ordinances. The Department of

Transportation has placed conditions on the project requiring compliance with the provisions of the West LA TIMP and that a parking area and driveway plan be submitted for approval prior to the submittal of building permit plans for plan check by the Department of Building and Safety.

As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

Properties surrounding the site are mostly developed with low-density residential, condominium, and office buildings in the R2-1, C2-1VL and RD1.5-1 Zones. 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 project proposes to subdivide one legal lot into four parcels. The site's western half is zoned R2-1 and its eastern half is zoned C2-1VL. The minimum lot size for lots zoned R2 in the City of Los Angeles is 5,000 square feet. The subdivision proposes to create Lots A, B, and C in the R2-1 Zone and are respectively 5,527.5 square feet, 5,527.5 square feet and 8,740 square feet in size, which meets the minimum 5,000 square-foot lot size requirement. There is no minimum lot size for lots zoned C2 in the City of Los Angeles, except a minimum lot size of 5,000 square feet must be observed for residential uses. Lot D is in the C2-1VL Zone and has a lot size of 17,910.5 square feet.

Properties zoned R2 or C2 may be subdivided into smaller lots as long as compliance with the density requirements established by both the zoning designation and the General Plan are met. The instant request meets the minimum lot size requirements dictated by the zoning regulations. Therefore, the site is physically suitable for the division of one legal lot into four parcels.

No zone change or other discretionary approval resulting in an upzoning or increased density to the site has been requested as part of the current approval. After the division of the subject property through the instant request, any development on the newly formed parcels will need to meet the zoning and density requirements of the underlying zone. Any applicant seeking an upzoning or increase of density on the newly formed parcels will be required to follow the discretionary approvals process as required by the Los Angeles Municipal Code.

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

The site is physically suitable for the project, which seeks to subdivide one legal lot into four parcels. Any future projects proposed on the site will need to meet

the density requirements for the underlying zones and will be subject to review if additional entitlements are requested.

- (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 received a Categorical Exemption as its environmental clearance within Class 15, which considers minor land divisions. Specifically, the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels qualifies for a Categorical Exemption within Class 15 as long as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project as currently proposed meets the criteria for such an exemption. Furthermore, the project site, as well as the surrounding area, are presently developed with residential, commercial and office structures and do not provide a natural habitat for either fish or wildlife.

No other development project is proposed as part of the instant request. In the future, any development project proposed on the newly formed parcels that have environmental impacts will need further environmental analysis at that time.

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision. The project seeks to subdivide one legal lot into four parcels. If a new development project is proposed on the site at a future time, it will be 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. Any future projects will need clearance from the Bureau of Engineering stating that the proposed project does not violate the existing California Water Code through connections to the public sewer system.

- (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. The project proposes to subdivide one legal lot into four parcels. No other development project is proposed with the instant request. If a new development project is proposed on the site at a future

time, any needed public access for roads and utilities will be acquired by the City as a condition of approval.

- (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)

The project proposes to subdivide one legal lot into four parcels. If a new project that proposes the subdivision of land is proposed on the site at a future time, the project proponents will be required to submit studies showing that the design of the future proposed project will provide for passive or natural heating or cooling opportunities as well as maximizing the north/south orientation without reducing allowable densities or the percentage of a lot which may be occupied by a building or structure.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2012-2709-PMLA.

Michael J. LoGrande
Advisory Agency



JAE H. KIM
Deputy Advisory Agency

JK:JC:jq

cc:	Bureau of Engineering - 4	Dept. of Building & Safety, Zoning & 2 Maps
	Community Planning Bureau	Department of Building & Safety, Grading
	Planning Office & 1 Map	Department of Fire
	D.M.	Department of Recreation & Parks & 1 Map
	Bureau of Street Lighting	Department of Transportation, CPC Section
	Street Tree Division & 1 Map	Room 600, 221 N. Figueroa Street

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

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

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

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the (West Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on January 13, 2014 at one of the City Planning Department Public Counters, located at:

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

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

*Please note the cashiers at the public counters close at 3:30 PM.

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

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

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

If you have any questions, please call Public Services Center at (213) 482-7077.

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. January 13, 2016.

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