

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: January 06, 2022

Appeal Period Ends: January 21, 2022

Taylor Carlson (A)(O)
LA20A, LLC
26880 Aliso Viejo Parkway, Suite #100
Aliso Viejo, CA 92656

Hoa "Sean" Nguyen (R)(E)
EZ Permits, LLC
7251 N. Owensmouth Avenue, Unit 2
Canoga Park, CA 91303

RE: Case No. AA-2021-7588-PMLA-CN-HCA
Address: 1901-1903 South Marvin Avenue
Community Plan: West Adams – Baldwin
Hills - Leimert
Zones: RD2-1
Council District: 10 – Ridley Thomas
CEQA No.: ENV-2021-7589-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-7588-PMLA-CN-HCA, located at 1901-1903 South Marvin Avenue to permit **the subdivision of two residential condominium units**, as shown on the **map stamp-dated September 8, 2021** in the West Adams – Baldwin Hills - Leimert Community Plan. The subdivider is hereby advised to receive verification from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property. For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050, or (310) 231-2901. 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

Any questions regarding this report should be directed to Julia Li of the Land Development & GIS Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8971.

1. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor, Suite 1200.

2. The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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.
3. 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.

4. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been 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. The front yard setback shall be measured from the lot line after the required street dedication is taken.

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 required before any construction, occupancy, or change of use.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

5. Project shall preserve all healthy mature trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
6. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Urban Forestry Division of the Bureau of Street Services. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Notes: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: 213-847-3077 for tree removal permit information.

DEPARTMENT OF RECREATION AND PARKS

7. Recommend that the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee pursuant to Los Angeles Municipal Code Sections 12.33.E and 19.17.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

8. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2021-7588-PMLA-CN-HCA shall not be issued until after the final map has been recorded.
 - a. Parking shall be provided in conformance with LAMC Section 12.21-A,4.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
 - f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
9. **Tenant Relocation.** If applicable, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
10. **Tenant Relocation.** If applicable, within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code § 7060, et seq.) and §§ 151.22-151.28 of the LAMC.

11. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

12. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$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 (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its

approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

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

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

DEPARTMENT OF CITY PLANNING – STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730. In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.
- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to 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 tract conditions affecting the physical design of the

building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (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 Right-of-Way and Land 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 tract 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 tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) 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.
 - (b) 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.
 - (c) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (d) All grading done on private property outside the tract 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.
 - (e) 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.
 - (f) Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) No street lighting requirements.

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

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

- (d) 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.
- (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 Americans with Disabilities Act (ADA) of 2010.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - (1) Improve Marvin Avenue adjoining the subdivision by the removal of existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas; repair and replace damaged/off-grade existing curb, gutter and roadway pavement, including any necessary removal and reconstruction of existing improvements, all satisfactory to the Central District Engineering Office.

FINDINGS OF FACT (CEQA)

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2021-7588-PMLA-CN-HCA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The subject site is approximately 5,754 square feet in size. The project site is located within the West Adams – Baldwin Hills – Leimert Community Plan with a land use designation of Low Medium II Residential corresponding to the RD2 Zone. The property is zoned RD2-1 and is thus consistent with the existing land use designation.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Medium II Residential and RD2-1 zoning of the site. The proposed residential condominium use is permitted in the RD2-1 Zone. The RD2-1 Zone permits a minimum residential density of one dwelling unit per 2,000 square feet of lot area. The subject 5,754 square-foot lot allows a maximum density of two (2) units. The project proposes the subdivision of the parcel to allow for two residential condominiums. The building will be 27 feet and five (5) inches. Four residential parking spaces will be accommodated in a ground level garage facing the street. Thus, the proposed structure will be built in conformance with the standards of the underlying zone, including density, height area, and parking regulations.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B, 17.50 and 17.53 of the Los Angeles Municipal Code.

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

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.” Sections 17.05-C of the LAMC enumerates the 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.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). The requested map meets the required components of a Preliminary Parcel Map.

The design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Bureau of Engineering, Building and Safety, Department of Recreation and Parks, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory.

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

The subject property is a flat, rectangular parcel of land consisting of one lot consisting of approximately 5,754 square feet with a frontage of approximately 50 feet along Marvin Avenue. The subject site is currently vacant.

The proposed project involves the subdivision of one 5,754 square feet of lot for the construction of a two-unit residential condominium. The proposed two-unit residential condominium building will be approximately 27 feet five (5) inches in height. Parking will be accommodated within two private garages with a total of four (4) parking spaces.

The project site is located within the West Adams – Baldwin Hills – Leimert Community Plan. The Community Plan designates the project site with a land use designation of Low Medium II Residential with RD2 listed as a corresponding zone. The project is zoned RD2-1, which is consistent with the land use designation.

Surrounding uses are generally developed with both single-family and multi-family residential development. The western and southern adjoining developments are zoned RD2-1 and are developed with a single-family residential development. The northern adjoining development is zoned RD2-1 and is developed with a two-story multi-family residential development. The eastern adjoining property (across Marvin Avenue) is zoned RD1.5-1 and is developed with a single-family residential development.

The project is located within 1.47 kilometers of the nearest known fault (Newport – Inglewood Fault Zone) and within a liquefaction area.

The Preliminary Parcel Map has been approved contingent upon compliance with the requirements of the Department of Building and Safety, Grading Division, prior to the recordation of the map and issuance of any permits. Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

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

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The site is zoned RD2-1 with a land use designation of Low Medium II Residential within the West Adams – Baldwin Hills - Leimert Community Plan. The site is not located within any Specific Plan or Overlay Zone.

The applicant has requested a parcel map to allow the subdivision of one lot to allow for the construction of a two-unit residential condominium. The proposed project will be built in conformance with the development standards of the underlying zone, including height, area, lot coverage, and lot width regulations.

There are no known physical impediments or hazards that would be, materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of development.

- (e) **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorical Exempt from further CEQA review pursuant to Class 15 for minor land divisions, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

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

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

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

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, the project was identified as being Categorical Exempt from further CEQA review pursuant to Class 3 for the construction of apartments, duplexes, or other similar structures not to exceed six units in urbanized areas, and Class 15 for a subdivision creating four parcels or less. No adverse impacts to the public health or safety would occur as a result of the design and improvement of the site.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (g) **The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park or any officially

recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative tract map was filed. Prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes, and the height of buildings on the site in relation to adjacent development.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2021-7588-PMLA-CN-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency



HEATHER BLEEMERS
Deputy Advisory Agency

Note: 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 South Valley Area 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 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
[\(213\) 482-7077](tel:2134827077)

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
[\(818\) 374-5050](tel:8183745050)

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:3102312598)

Forms are also available on-line at www.lacity.org/pln.

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 Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

PRELIMINARY PARCEL MAP NO.

LOT 115 OF TRACT MAP NO. 5770 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN M.B. 621 PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SUBDIVISION FOR CONDOMINIUM PURPOSES.

AA-2021-7588

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

SEP 08 2021

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

APPLICANT:

LA20A, LLC
26880 ALISO VIEJO PARKWAY, SUITE 100,
ALISO VIEJO, CA 92656
(949) 239-0642 | ThomasJamesHomesUSA.com

JOB ADDRESS:

1901/1903 S. MARVIN AVENUE,
LOS ANGELES, CA 90016

ENGINEER

M&G CIVIL ENGINEERING AND LAND SURVEYING
CYNTHIA A. DE LEON
347 S. ROBERTSON BLVD.,
BEVERLY HILLS, CA 90211
RCE 31604 EXPIRES: 12/31/2022

PARKING INFORMATION:

2 PARKING SPACES REQUIRED PER UNIT.
4 PARKING SPACES PROVIDED FOR CONDOMINIUM BUILDING

PROJECT DATA

- THIS MAP IS FOR A PROPOSED 2 STORY 2 UNIT CONDOMINIUM
- NO. OF PROPOSED LOT(S): 1
- BUILDING HEIGHT: 27' 5" (MAX. 30')
- EXISTING AND PROPOSED ZONING: RD2-1
- EXISTING USE: VACANT LAND
- PROPOSED USE: 2 UNIT CONDOMINIUM BUILDING
- STREET IMPROVEMENTS ARE EXISTING
- REMOVE, REPAIR, AND REPLACE ANY DAMAGED STREET, CURB, AND GUTTERS
- THE PROPOSED PROJECT IS NOT LOCATED WITHIN A HILLSIDE AREA
- NO GEOLOGICAL OR FLOOD HAZARD AREAS EXIST WITHIN THE PROJECT BOUNDARY
- PROPERTY IS NOT IN A SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)
- PROPERTY IS NOT LOCATED IN ALQUIST-PRIOLO FAULT ZONE
- PROPERTY IS LOCATED IN LIQUEFACTION ZONE
- THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA); MEXICAN ELDERBERRY (SAMBUCUS MEXICANA) AND TOYON (HETEROMELES ARBUTIFOLIA) SHRUBS
- SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON MARVIN AVE
- DRAINAGE: SURFACE DRAINS TOWARD MARVIN AVENUE
- GROSS AND NET LAND AREA: CONTAINING AN AREA OF 5,755.70 SQ. FT., OR 0.1321 ACRES, MORE OR LESS.
- THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON PROPERTY.

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM LAWYERS TITLE COMPANY
ORDER NO. 12004047
DATED AS OF: SEPTEMBER 28, 2020

SCHEDULE B / EASEMENT(S):

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES GAS AND ELECTRIC CORPORATION
PURPOSE: POLE LINES, CONDUITS
RECORDING NO.: BOOK: 15597, PAGE 41, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- SHOWN HEREON AS REAR 5 FEET OF LOT

LEGEND:

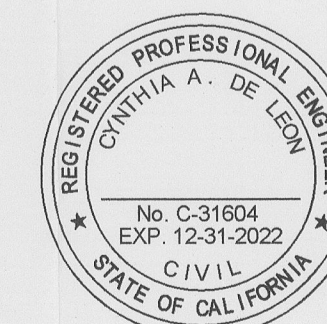
APN - ASSESSOR'S PARCEL NO.
A.C. - ASPHALT CONCRETE
BW - BACK OF WALK
S/CL - CENTERLINE
EST - ESTABLISH
EG - EXISTING GRADE
FB - FIELD BOOK
FD - FOUND
INTER - INTERSECTION
L&T - LEAD & TACK
M.B. - MAP BOOK
P/PL - PROPERTY LINE
PMS - PUNCH MARKS
SMH - SEWER MANHOLE
TC - TOP OF CURB ELEV.
TR - TRACT MAP
TW - TOP OF WALL ELEV.

SYMBOLS:

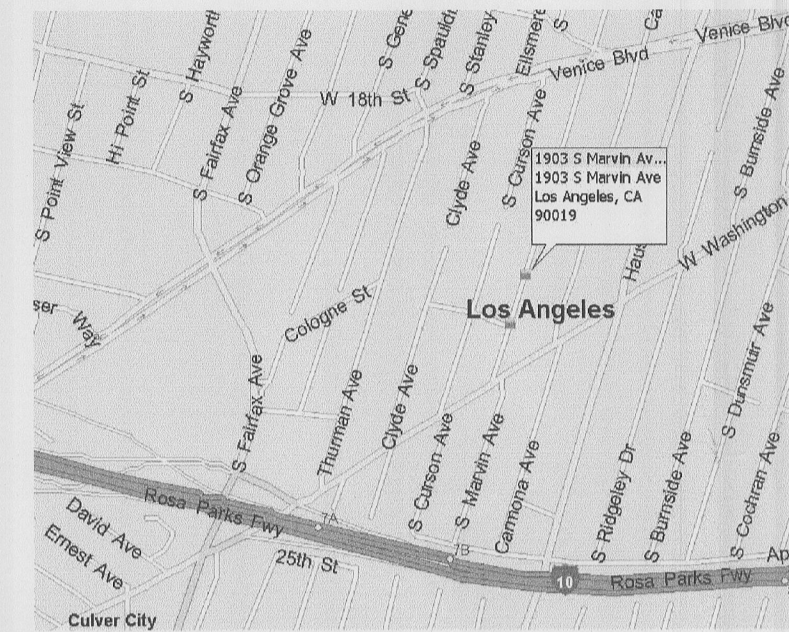
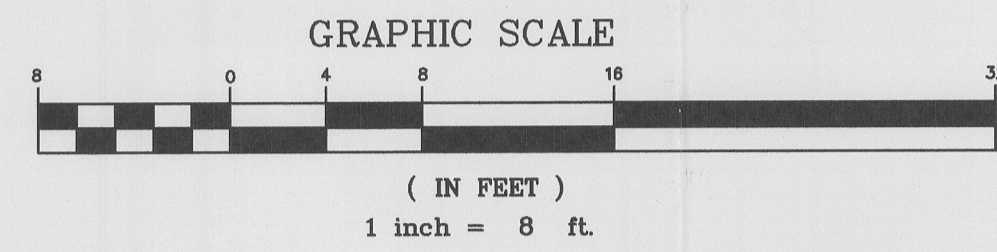
PALM TREE
POWER POLE
POWER POLE ANCHOR
SIGN POST
STORM DRAIN MANHOLE
TREE
WATER METER

PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE
OVERHEAD WIRE

M&G CIVIL ENGINEERING AND
LAND SURVEYING



TITLE: PRELIMINARY PARCEL MAP NO.		
1901/1903 S. MARVIN AVENUE, LOS ANGELES, CA 90019		
CLIENT: LA20A, LLC	JOB NO.: 20-17018	
SCALE: 1" = 8'	DESIGNED BY: F.G. / AQ	DATE: 04/07/2021
DRAWN BY: MC	CHECKED BY: C.D.L.	REVISION (S):
		SHEET 1 OF 1 SHEET



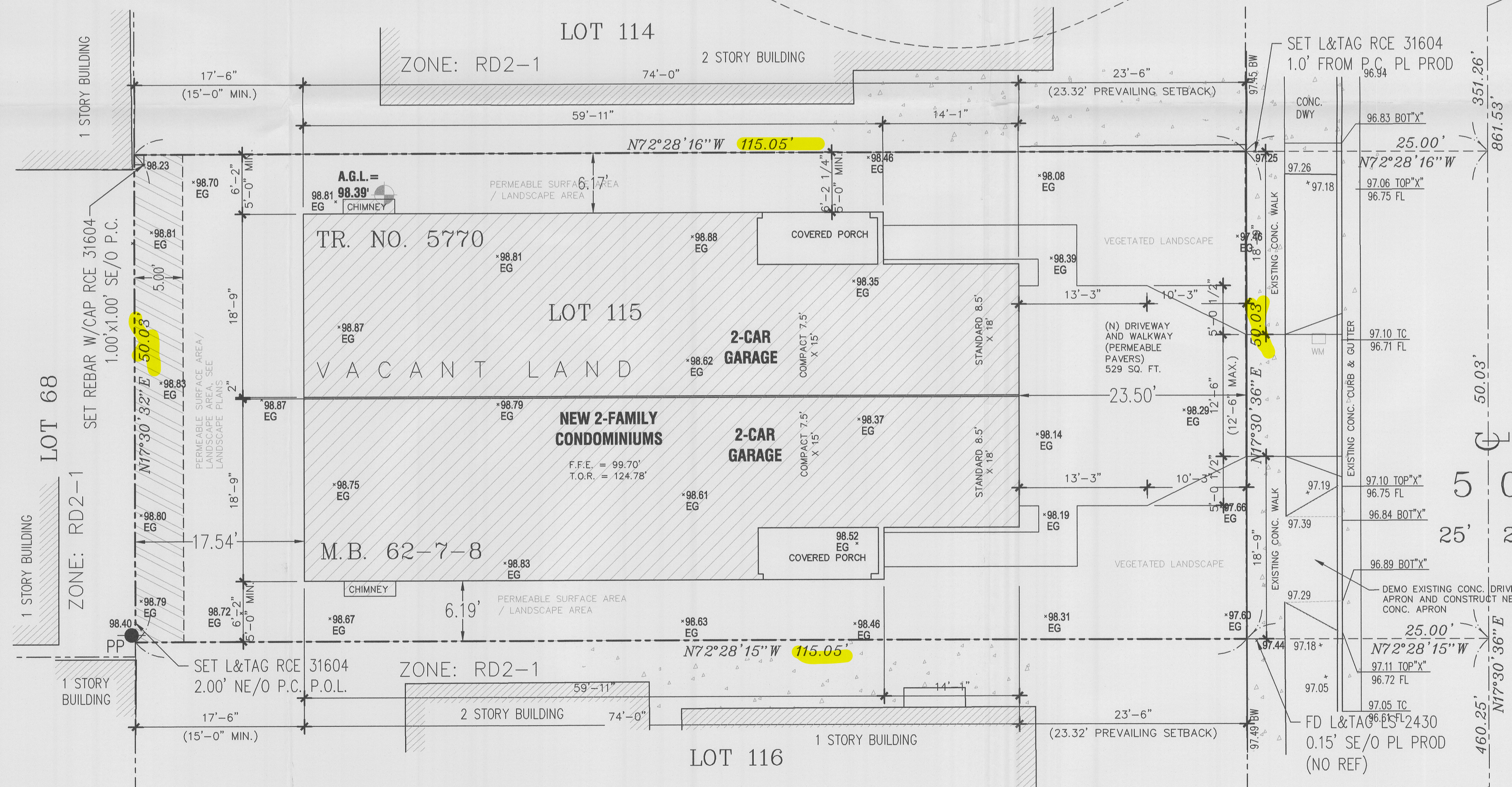
FD SPK/W ON CL INTER
PER PM 407-94-96
FITS FD CL TIES PER FB 21002-38

COLOGNE
N69°52'26"E

STREET
353.71'

MARVIN AVENUE

CURSON AVENUE



BANGOR STREET

EST CL INTER BY
FD 4 PMS ON SMHM
PER FB 126-177-130

EST CL INTER BY
FD 4 PMS ON SMHM
FITS FD CL TIES
PER FB 126-177-129