



Comments for Case Number:  
AA-2021-9576-PMLA-CN-HCA

07/08/2025

ANNA VIDAL

AB-2729 gives this map an additional 18 months, NEW expiration date is 11/30/2026.

10/25/2022

NOAH MCCOY

EARLY START: PERMITS (21010-10000-05667/05668/05669/05670) SIGNED OFF AS SFD WITH CONDITION THAT NO CERTIFICATE OF OCCUPANCY CAN BE ALLOWED WITHOUT THE RECORDATION OF THE PARCEL MAP; APPROVED WITH CONDITIONS FOR EARLY START PERMITS FOR AA-2021-9576-PMLA-CN-HCA CONDITION(S): 1. NO CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR MULTIPLE SFD ON SITE; RECORDATION OF THE FINAL MAP FOR CONDOMINIUMS WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY 2. APPROVAL IS FOR EARLY START CONSTRUCTION ONLY AND THAT PHYSICAL DESIGN FOR CONDOMINIUMS HAS BEEN IMPLEMENTED. 3. APPROVAL ALLOWED BY THE CLEARING OF CONDITIONS 19, 20, 21, 26, 27, C-3, C-4 (COVENANT AND AGREEMENT INSTRUMENT NUMBER 20220719040 DATED 7/13/22.)

09/22/2022

BRENDA KAHINJU

DIST. RREVISSED PARCEL MAP

05/13/2022

BRENDA KAHINJU

DIST. LOD

01/03/2022

DEZIREE GUTIERREZ

CASE DIST. 1/4/22

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

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PRESIDENT

CAROLINE CHOE  
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**CITY OF LOS ANGELES  
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May 13, 2022:

Appeal Period Ends: May 31, 2022

Behraouz Zolfaghari Mofrad (A)  
BFST, LLC  
205 19<sup>th</sup> Street; Apt. C  
Huntington Beach, CA 92648

Ali Heshmati (R)  
Allied Design and Development  
12340 Rochester Avenue  
Los Angeles, CA 90025

Preliminary Parcel Map No. AA-2021-9576-  
PMLA-CN-HCA  
1920 - 1924 South Barry Avenue  
West Los Angeles Community Plan  
Zone: R2-1  
D. M.: 126B149  
C. D.: 11 - Mike Bonin  
CEQA: ENV-2021-9577-CE  
Legal Description: Lot 2 & FR Lot 3; BLK 12;  
Lindsey Addition Tract

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-9576-PMLA-CN-HCA, located at 1920 - 1924 South Barry Avenue to permit the subdivision of two (2) lots to construct four (4) residential condominium units, as shown on the map stamp-dated November 19, 2021, in the West Los Angeles Community Plan. This subdivision is based on the existing R2-1 Zone. 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. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, (818) 374-505. 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 Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, or calling (213) 808-8971.*

1. That the subdivider makes a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

2. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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

#### **DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*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.*

4. Prior to the 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. 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.
  - c. In the final map, show that each lot maintains a minimum 50 ft. lot width and minimum 5,000 SF lot area as measured after required dedication is taken.

#### **Notes:**

A minimum 20 ft. wide driveway is required for any required community driveway easement. The affidavit is to be reviewed and approved by plan check prior to the issuance of any building permit for the condominium.

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.

#### **FIRE DEPARTMENT**

*The applicant is advised that all 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 email [lafdhydrants@lacity.org](mailto:lafdhydrants@lacity.org) You should advise any consultant representing you of this requirement as well.*

5. Access for Fire Department apparatus and personnel to and into all structures shall be required.

6. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
7. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
8. 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.
9. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
10. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
11. 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.
12. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
13. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
14. Site plans shall include all overhead utility lines adjacent to the site.
15. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
16. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
17. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
18. Entrance to the main lobby shall be located off the address side of the building.
19. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
20. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

21. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
22. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

#### **BUREAU OF STREET LIGHTING**

23. 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.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Please contact RAP at (213) 202-2682 or rap.parks@lacity.org for any questions regarding the following:*

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

#### **BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

##### **25. Street Trees**

- a. Project shall preserve all healthy mature street 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.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

*Note: 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 CITY PLANNING – SITE SPECIFIC CONDITIONS**

26. 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-2021-9576-PMLA-CN-HCA shall not be issued until after the final map has been recorded.
  - b. 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 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.
  - 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.
27. **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.
19. **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.
20. **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.
21. **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 cost 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 the 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 shall 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. Construct new street light: one (1) on Barry Avenue.
  - 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:
    - a. Improve Barry Avenue adjoining the subdivision by the removal of existing sidewalk and construction of a 5-foot-wide concrete sidewalk and landscaping of parkway; remove and reconstruct cracked and off-grade half roadway pavement; including any necessary removal and reconstruction of existing improvements; satisfactory to the City Engineer.
    - b. Construct necessary house connection sewers to serve each parcel.

The Advisory Agency approval is the maximum number of units permitted under the tract action. However, the existing or proposed zoning may not permit this density.

Approval from the Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through the Bureau of Street Services, Urban Forestry Division.

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 17.05N.

The final map must record within 36 months of this approval unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

#### **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 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-2021-9576-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.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The subject site is approximately 15,119 square feet in size. The project site is located within the West Los Angeles Community Plan with a land use designation of Low Medium I Residential corresponding to the R2-1 Zone. The property is zoned R2-1 and is therefore 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 I Residential and R2-1 zoning of the site. The proposed use is permitted in the R2-1 Zone. The proposed structure will be built in conformance with the development standards of the underlying zone, including height and area regulations.

The project proposes the subdivision of two (2) parcels for four (4) residential condominium units. The R2-1 Zone applying to the subject site permits a minimum residential density of one (1) dwelling unit per 2,500 square feet of lot area. With a lot area of 15,119 square feet, the site would allow a maximum density of six (6) units. The project as proposed will provide four (4) residential condominium units.

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 the 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.

The applicant is requesting Preliminary Parcel Map AA-2021-9576-PMLA-CN-HCA for the subdivision two (2) lots into four (4) residential condominium units. 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, Building and Safety, Fire Department, and Bureau of Street Services, and Bureau of Engineering) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. As proposed the design and improvement of the proposed subdivision are consistent with the general plan.

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

The subject property is comprised of two (2) flat, rectangular parcels of land measuring approximately 15,119 square feet with a frontage of 103 feet along Barry Avenue. The site is zoned R2-1 with a land use designation of Low Medium I Residential within the West Los Angeles Community Plan area. The subject site is currently developed with residential structures and vacant land.

The applicant is requesting Preliminary Parcel Map AA-2021-9576-PMLA-CN-HCA for the subdivision two (2) lots into four (4) residential condominium units.

The development of the proposed project is consistent with existing development and urban character of the surrounding community. Surrounding uses are within multiple residential and zones and are generally developed with residential multi-family structures. Surrounding properties are within the R2-1 zone and are developed with residential structures. The abutting property to the north is zoned R2-1 and is developed with a multi-family residential development. The property to the east is zoned R2-1 and is developed with a residential structure. The adjoining property to the south is zoned R2-1 and is developed with multi-family residential structures. The property to the west across Barry Avenue is zoned R2-1 and is improved with multi-family residential structures.

Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry

Division. The proposed development is an allowable use under the proposed R2-1 zone and will be consistent with the regulations of the underlying zone. In addition, the site is not located within an Alquist-Priolo Fault Zone or a Special Grading Area, however it is located Outside a Flood Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

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

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The site is zoned R2-1 with a land use designation of Low Medium I Residential within the West Los Angeles Community Plan. The zoning and land use designation of the project site permits a maximum residential density of one (1) dwelling unit per 2,500 square feet of lot area in areas designated for Low Medium I Residential Land Uses. As such, a maximum of six (6) residential units would be allowed on the project site. The project is proposing four (4) residential condominium units, which is less than the maximum density permitted by the zone.

Surrounding uses are within multiple residential and zones and are generally developed with residential multi-family structures. Surrounding properties are within the R2-1 zone and are developed with residential structures. The abutting property to the north is zoned R2-1 and is developed with a multi-family residential development. The property to the east is zoned R2-1 and is developed with a residential structure. The adjoining property to the south is zoned R2-1 and is developed with multi-family residential structures. The property to the west across Barry Avenue is zoned R2-1 and is improved with multi-family residential structures.

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 environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

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

mandate 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 Categorically Exempt from further CEQA review pursuant to Class 15 for a subdivision creating four parcels or less. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and 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 or services. 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.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2021-9576-PMLA-CN-HCA.

Vincent P. Bertoni, AICP  
Advisory Agency



Oliver Netburn  
Deputy Advisory Agency

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 4:30 PM at one of the Department's Development Services Centers, located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

**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:(818)374-5050)

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

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

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

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

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 4:30 p.m.

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



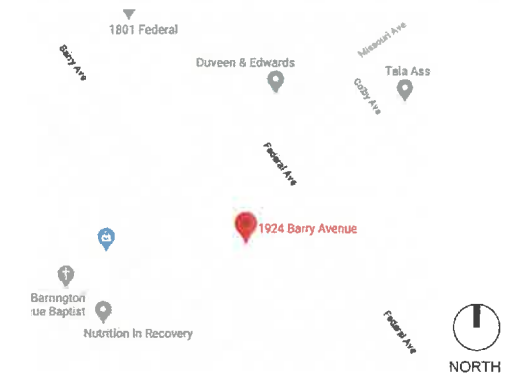
## Preliminary Parcel Map LA No. AA-202

**Site Address:** 1920 Barry Ave. Los Angeles, CA, 90025 **APN:** 4262-027-027  
& 1924 Barry Ave. Los Angeles, CA, 90025 **APN:** 4262-027-032

**Proposed Project :** Parcel Map for two ( R2-1 zoned) side by side Lots for the development of 4 detached condominium style single family homes.

**PM LA**  
**Legal Description :** (1920 Barry Ave.)  
 LINDSEY ADDITION SE 61.5 FT OF SW  
 147.5 FT OF LOT 2 BLK 12  
  
 (1924 Barry Ave.)  
 LINDSEY ADDITION NW 41 FT OF SW  
 147.5 FT OF LOT 3 BLK 12  
  
**Existing Zoning :** R-2-1  
**Proposed Zoning :** R-2-1  
  
**Lot Area :** 9,071.4 SF (1920 Barry Ave.)  
**Lot Area :** 6,047.6 SF (1920 Barry Ave.)  
  
**Gross Lot Area :** 15,119 SF











































**Legal Owner :** BFST LLC,  
205 19th Street, Apt C  
Huntington Beach, CA  
92648



### VICINITY MAP

- NOTES :**
1. NO PROTECTED TREES ON THE SITE. PNE PRIVATE PROPERTY TREE TO REMAIN.
  2. ALL UTILITIES ARE AVAILABLE TO THE SITE
  3. PROPOSED PROJECT: 4 UNIT CONDOMINIUM
  4. EXISTING ZONE: R2-1, PROPOSED ZONE: SAME
  5. PROPOSED PARKING : 10 PARKING SPACES  
( 2 PARKING PER UNIT + 2 GUEST PARKING )
  6. ALL EXISTING STRUCTURES TO BE DEMOLISHED
  7. NO GEOLOGICAL HAZARDOUS AREA
  8. SEWER IS AVAILABLE TO THE SITE
  9. SITE IS NOT IN LIQUEFACTION
  10. NO ROOF DECK
  11. TRASH STORED INTERNALLY IN GARAGE

## SYMBOLS

- |   |                        |   |   |   |                                    |
|---|------------------------|---|---|---|------------------------------------|
|    | 24x1 1/4" CONTROL BOX  |    | IRRIGATION VALVE                        |    | STREET LIGHT BSA                   |
|    | CABLE STRAPPING UNIT   |    | LIGHT STANDARD /<br>PFD, CROSSING LIGHT |    | TEL. (PUBLIC PHONE)                |
|    | TRAFFIC LIGHT BOX      |    | MAIL BOX                                |    | TELEPHONE MANHOLE                  |
|  | CATCH BASIN            |  | MONITORING WELL                         |  | TRAFFIC LIGHT                      |
|  | DRAIN                  |  | PARK METER                              |  | TRAFFIC LIGHT<br>CONTROL BOX       |
|  | ELECTRIC MANHOLE       |  | PARK TREE                               |  | 18x12" LIGHT MANHOLE               |
|  | ELECTRIC CONTROL VALVE |  | POWER POLE                              |  | TRAFFIC LIGHT<br>WITH STREET LIGHT |
|  | 12" DUCTILE IRON (DIP) |  | 4" MANHOLE EXTENSION                    |  | INLET                              |
|  | FIRE HYDRANT           |  | 6" CURB                                 |  | VENT                               |
|  | GAS METER              |  | SEWER CLEAN OUT                         |  | WATER MANHOLE                      |
|  | GAS VALVE              |  | SEWER MANHOLE                           |  | WATER METER                        |
|  | GATE POST              |  | 6" POST                                 |  | WATER VALVE                        |
|  | 15" PUBLIC BOX         |  | STORM DRAIN MANHOLE                     |  | WATER VALVE                        |
|  | DIAMOND POST           |  | STREET LIGHT                            |  | WATER VALVE                        |

### LEGEND

- [illegible]

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

SEP 22 2022

- ☒ REVISED MAP    ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT    ☐ MODIFIED  
 \_\_\_\_\_ DEPUTY ADVISORY AGENCY \_\_\_\_\_  
 \_\_\_\_\_ DEVELOPMENT TOTAL \_\_\_\_\_

## LOT AREA TABULATIONS

EXISTING BUILDING :	1,950 SF
EXISTING BUILDING TO BE DEMOLISHED :	1,950 SF
EXISTING LANDSCAPED AREA :	11,852 SF
EXISTING LANDSCAPED AREA TO BE REMOVED :	6,230 SF

### SQUARE FOOTAGE DATA

UNIT A		UNIT B		UNIT C		UNIT D	
LEVEL 1	1,008 SF	LEVEL 1	1,025 SF	LEVEL 1	1,008 SF	LEVEL 1	1,025 SF
LEVEL 2	1,047 SF	LEVEL 2	1,047 SF	LEVEL 2	1,047 SF	LEVEL 2	1,047 SF
LEVEL 3	931 SF	LEVEL 3	930 SF	LEVEL 3	930 SF	LEVEL 3	930 SF
GARAGE	350 SF	GARAGE	350 SF	GARAGE	350 SF	GARAGE	350 SF
TOTAL	3,004 SF	TOTAL	3,022 SF	TOTAL	3,004 SF	TOTAL	3,022 SF

