

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

**MONIQUE LAWSHE**  
PRESIDENT

**MICHAEL R. NEWHOUSE**  
VICE PRESIDENT

MARIA CABILDO  
CAROLINE CHOE  
MARTINA DIAZ  
PHYLLIS KLEIN  
KAREN MACK  
JACOB SAIMAN  
ELIZABETH ZAMORA

**CITY OF LOS ANGELES  
CALIFORNIA**



**KAREN BASS**  
MAYOR

**EXECUTIVE OFFICES**

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

**VINCENT P. BERTONI, AICP**  
DIRECTOR

**KEVIN J. KELLER, AICP**  
EXECUTIVE OFFICER

**SHANA M.M. BONSTIN**  
DEPUTY DIRECTOR

**HAYDEE URITA-LOPEZ**  
DEPUTY DIRECTOR

**ARTHI L. VARMA, AICP**  
DEPUTY DIRECTOR

**LISA M. WEBBER, AICP**  
DEPUTY DIRECTOR

March 28, 2025

**Owner/Applicant**

Edmund Dolan  
LA21A, LLC  
26880 Aliso Viejo Parkway, #100  
Aliso Viejo, CA 92656

**Representative**

Hoa "Sean" Nguyen  
EZ Permits, LLC  
7251 North Owensmouth Avenue, #2  
Canoga Park, CA 91303

**RE: AA-2021-9293-PMLA-CN-HCA**

**Address: 1601 North Coronado Street**

**Community Plan: Silver Lake - Echo Park - Elysian  
Valley**

**Council District: 13 - Hugo Soto-Martinez**

**Zone: R2-1VL**

**CEQA: ENV-2021-9294-CE**

**EXTENSION OF TIME**

On April 12, 2022, the Advisory Agency approved AA-2021-9293-PMLA-CN-HCA for a subdivision allowing for the construction of a two-unit residential condominium development located at 1601 North Coronado Street. The approval became effective on April 12, 2022.

In accordance with the provisions of AB 2729 and Government Code Section 65914.4, the Director of Planning is authorized to grant an 18-month extension for the effectuation of AA-2021-9293-PMLA-CN-HCA as a housing entitlement that was issued before January 1, 2024, and that would otherwise expire before December 31, 2025. Under these provisions, the new expiration date is **October 12, 2026**.

VINCENT P. BERTONI, AICP

Director of Planning

Nelson Rodriguez

Senior City Planner

6262 Van Nuys Boulevard, Room 251

Van Nuys, CA 91401

VPB:NR:AR

cc: Councilmember Hugo Soto-Martinez

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG  
YVETTE LOPEZ-LEDESMA  
KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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: April 12, 2022

Appeal Period Ends: April 27, 2022

Edmund Dolan (A)(O)  
LA21A, LLC  
26880 Aliso Viejo Parkway, #100  
Aliso Viejo, CA 92656

Hoa "Sean" Nguyen (R)  
EZ Permits, LLC  
7251 North Owensmouth Avenue, #2  
Canoga Park, CA 91303

RE: Preliminary Parcel Map No.: AA-2021-9293-  
PMLA-CN-HCA  
Address: 1601 North Coronado Street  
Community Plan: Silver Lake – Echo Park –  
Elysian Valley Community Plan  
Zone: R2-1VL  
Council District: 13 – O'Farrell  
CEQA No.: ENV-2021-9294-CE

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-9293-PMLA-CN-HCA, located at 1601 North Coronado Street, for a subdivision allowing for the construction of two-unit residential condominium development, as shown on the map stamp-dated November 9, 2021, in the Silver Lake – Echo Park – Elysian Valley Community Plan area. This subdivision is based on the existing R2-1VL 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, or (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 North Figueroa Street, Suite 290, or by calling (213) 808-8917.*

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. The approval of this Tract 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.*

2. The applicant shall 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**

3. Provide a copy of affidavit AFF-26746. 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.
4. 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. A minimum of 5000 SF of lot area is required after any required 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 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.

#### **DEPARTMENT OF TRANSPORTATION**

*Please contact this section at [ladot.onestop@lacity.org](mailto:ladot.onestop@lacity.org) for any questions regarding the following:*

5. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, please contact [ladot.onestop@lacity.org](mailto:ladot.onestop@lacity.org).
6. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

#### **FIRE DEPARTMENT**

*The applicant is advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc. and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please email [lafdhydrants@lacity.org](mailto:lafdhydrants@lacity.org). You should advise any consultant representing you of this requirement as well.*

7. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Access for the Fire Department apparatus and personnel to and into all structures shall be required.
  - b. 505.1 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.
  - c. 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.

#### **DEPARTMENT OF WATER AND POWER**

8. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

#### **BUREAU OF SANITATION**

9. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

#### **INFORMATION TECHNOLOGY AGENCY**

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [ita.cabletvclearance@lacity.org](mailto:ita.cabletvclearance@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

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

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

11. 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**

*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.*

12. 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.
13. 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.

**BUREAU OF STREET LIGHTING**

14. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, 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 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 two (2) dwelling units.
  - b. A minimum of two (2) covered off-street parking spaces shall be provided per dwelling unit. Tandem parking is allowable.

Automobile guest parking shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking shall be readily available to all guests. Where the total number of required spaces includes a fraction, the provisions of LAMC Section 12.21-A,4(k) shall govern.

Any guest parking spaces shall be provided in compliance with the Department of Building and Safety. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted, and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

- c. 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.
  - f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
16. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
17. **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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - b. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - c. All grading done on private property outside the 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.
  - d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - e. Any required bonded sewer fees shall be paid prior to recordation of the final map 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. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - 1. Construct new street lights: one (1) on Coronado Street and one (1) on Berkeley Avenue.

## NOTES:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - 1. Improve Coronado Street adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas; repair and replace any damaged or off-grade AC pavement adjoining the subdivision side; including any necessary removal and reconstruction of existing improvements satisfactory to the City engineer.
  - 2. Improve Berkeley Avenue adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas; repair and replace any damaged or off-grade AC pavement adjoining the subdivision side; including any necessary removal and reconstruction of existing improvements satisfactory to the City engineer.
  - 3. Improve newly dedicated corner cut with concrete sidewalk and reconstruction of the existing curb ramp.

## NOTES:

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 number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through 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 17.05-N.

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, Sections 15303 and 15315, Classes 3 and 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 Categorical Exempt from the environmental review pursuant to Article 19, Classes 3 and 15 of the CEQA Guidelines.

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Preliminary Parcel Map No. AA-2021-9293-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 proposed Preliminary Parcel Map is for the subdivision of a single lot allowing for the construction of a two-unit residential condominium development.

The subject property is a corner lot, with a lot area of approximately 5,281 square feet. The property has a street frontage of approximately 40 feet along the northwesterly side of Coronado Street, and approximately 97 feet of street frontage along the northeasterly side of Berkeley Avenue. The subject property is zoned R2-1VL and is located within the Silver Lake – Echo Park – Elysian Valley Community Plan area. The Community Plan designates the subject property for Low Medium I Residential land uses, corresponding to the R2, RD3, RD4, RZ3, RZ4, RU, RW1 zones. The subject property falls within a Transit Priority Area in the City of Los Angeles (ZI-2452), an Urban Agriculture Incentive Zone, and a Tier 1 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance.

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 the RD2-1VL zoning of the site. The proposed subdivision of one lot will allow for the construction of a two-story residential building containing two (2) condominium units. The condominium will have a maximum height of 32 feet, 11 inches. Each dwelling unit will contain a two-car garage providing a total of four (4) vehicle parking stalls. As such, the Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

Section 17.05 C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. 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”).

For the purposes of approving a subdivision, the “design” of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and “improvements” refer to the infrastructure facilities serving the subdivision. The design and improvement of the proposed subdivision are consistent with the Silver Lake – Echo Park – Elysian Valley Community Plan and are not subject to any specific plan requirements. Furthermore, the design and layout of the map is 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 the Department of Building and Safety, the Bureau of Engineering, and the Los Angeles Department of Transportation have reviewed the map and found the subdivision design satisfactory; some of these agencies have imposed improvement requirements and/or conditions of approval. These comments and conditions are listed in further detail in the Draft Preliminary Parcel Map Report with Conditions. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with LAMC Sections 17.01, 17.05 C, 17.06 B, 17.50 and 17.53.

**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.

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, Building and Safety, Bureau of Engineering, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project site is a sloping, rectangular-shaped, corner lot, with a lot area of approximately 5,281 square feet. The property has a street frontage of approximately 40 feet along the northwesterly side of Coronado Street, and approximately 97 feet of street frontage along the northeasterly side of Berkeley Avenue.

The subject property is currently vacant. According to a Tree Report dated June 13, 2021, prepared by Alan Bernstein, AIA, ASLA, LEED AP Architects and Landscape Architects, there are no trees on the project site. The Tree Report identified four (4) Arizona Ashes in located in the public right-of-way which is not a protected tree species as defined under Ordinance No. 177,404.

The project involves a request for a Preliminary Parcel Map for the subdivision of a 5,281 square-foot lot to construct a new two-story, 5,033 square-foot, residential building containing two (2) condominium units. The condominium will have a maximum height of 32 feet, 11 inches. Each dwelling unit will contain a two-car garage providing a total of four (4) vehicle parking stalls. The subject site’s R2 zoning permits a density of one (1) dwelling unit per 2,500 square feet of lot area. As such, a maximum of two (2) dwelling units would be allowed on the

5,281 square-foot site by right. The proposed development containing two (2) condominium units thus, does not exceed the maximum permitted by-right density of the subject property.

The subject property is zoned R2-1VL and is located within the Silver Lake – Echo Park – Elysian Valley Community Plan area. The Community Plan designates the subject property for Low Medium I Residential land uses, corresponding to the R2, RD3, RD4, RZ3, RZ4, RU, RW1 zones. The subject property falls within a Transit Priority Area in the City of Los Angeles (Z1-2452), an Urban Agriculture Incentive Zone, and a Tier 1 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance.

Properties surrounding the subject site are zoned R2-1VL, RD3-1VL, and R1-1VL, and are designated for Low Medium I Residential and Low Residential land uses. The surrounding properties are improved with single- and multi-family residential buildings ranging from one to two stories in height. Abutting the project site to the north are two vacant lots zoned R2-1VL. The property abutting the subject site to the northwest is zoned R2-1VL and is developed with a one-story single-family dwelling. Properties abutting the subject site to the southwest, across Berkeley Avenue, are zoned R2-1VL and are developed with single-family dwellings ranging from one to two stories in height. Abutting the project site to the southeast is a R2-1VL zoned property developed with a single-family dwelling. Abutting the subject site to the east is another R2-1VL zoned property developed with a single-family dwelling.

The project site is located within the Upper Elysian Park Fault Zone. The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Area, a Flood Zone, a Landslide Area, a Liquefaction Area, a Tsunami Inundation Zone, Methane Zone, or Methane Buffer Zone. The project site is located within a Very High Fire Hazard Severity Zone and a BOE Special Grading Area. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. 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 R2-1VL with a land use designation of Low Medium I Residential within the Silver Lake – Echo Park – Elysian Valley Community Plan. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The subject site's R2 zoning permits a density of one (1) dwelling unit per 2,500 square feet of lot area. As such, a maximum of two (2) dwelling units would be allowed on the 5,281 square-foot site by right. The proposed development containing two (2) condominium units thus, does not exceed the maximum permitted by-right density of the subject property.

The proposed project involves the construction of a two-unit residential condominium development. The project complies with the R2-1VL Zone development standards which



regulate the maximum allowable density, height, floor area ratio, setbacks, and parking. The proposed development will have a maximum height of 32 feet, 11 inches. The project will observe a front yard setback of 29 feet, northerly and southerly side yards of 7 feet, 1 inch, and a rear yard setback of 15 feet, 5 ½ inches.

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.**

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 Categorically Exempt from further CEQA review pursuant to Classes 3 and 15 for construction of a limited number of new, small facilities, or structures, and 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, 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 would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the Bureau of Engineering has reported that the proposed subdivision will 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. 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.

The area surrounding the property is fully developed with active residential uses indicating that sewers and other services are available. Additionally, an environmental assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2021-9294-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the

environment and is therefore exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not 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 project site contains a legally recorded lot identified by the Assessor Parcel Number: 5423-013-036. The project 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 other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such 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-2021-9293-PMLA-CN-HCA.

VINCENT P. BERTONI, AICP  
Advisory Agency



HEATHER BLEEMERS  
Deputy Advisory Agency

HB:EA:TM:bk

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 East Los Angeles 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  
Planning.figcounter@lacity.org

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service  
Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050  
Planning.mbc2@lacity.org

**West Los Angeles**  
West Los Angeles  
Development Services  
Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598  
Planning.westla@lacity.org

**Forms are also available online at <https://planning.lacity.org/development->**

**services/forms**

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.

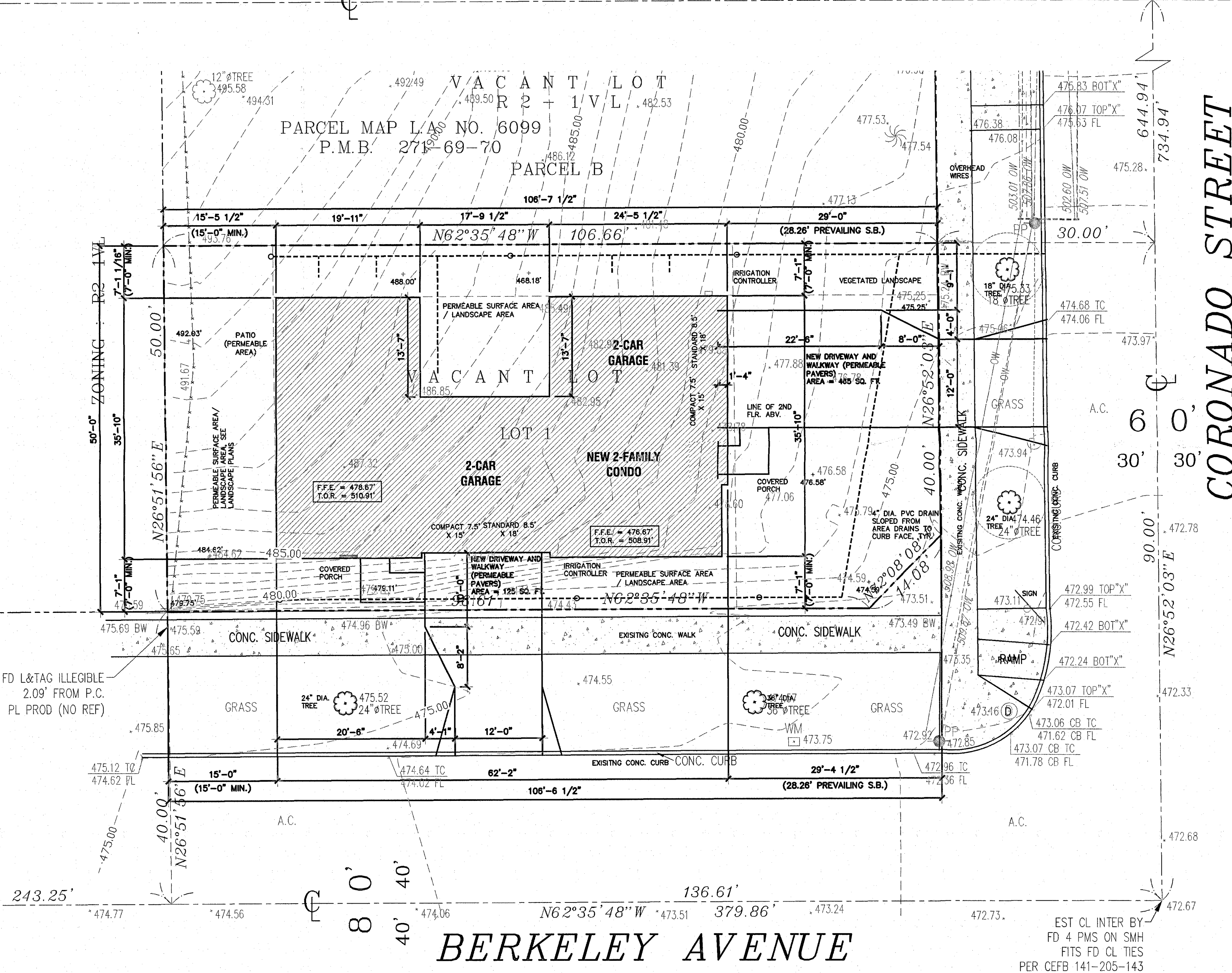


# PRELIMINARY PARCEL MAP NO. 21-9293

PARCEL C OF PARCEL MAP L.A. NO. 6099 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN P.M. BOOK 271 PAGES 69 AND 70 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## EFFIE STREET (VACATED)

S62°34'40"E 379.93'



### APPLICANT:

LA21A, LLC  
26860 ALISO VIEJO PARKWAY, SUITE 100, ALISO VIEJO, CA 92656  
(949) 239-0642

### 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

### JOB ADDRESS:

1609 N. CORONADO STREET,  
LOS ANGELES, CA 90026  
APN: 5423-013-036

### PARKING INFORMATION:

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

### PROJECT DATA

- THIS MAP IS FOR A PROPOSED 3 STORY 2 UNIT CONDOMINIUM
- NO. OF PROPOSED LOT(S): 1
- BUILDING HEIGHT: 32' 11"
- EXISTING AND PROPOSED ZONING: R2-1VL
- EXISTING USE: VACANT LAND
- PROPOSED USE: 3 STORY 2 UNIT CONDOMINIUM
- STREET IMPROVEMENTS ARE EXISTING
- REMOVE, REPAIR, AND REPLACE ANY DAMAGED STREET, CURB, AND GUTTERS
- THE PROPOSED PROJECT IS LOCATED WITHIN A HILLSIDE AREA
- NO GEOLOGICAL OR FLOOD HAZARD AREAS EXIST WITHIN THE PROJECT BOUNDARY
- PROPERTY IS IN A SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)
- PROPERTY IS NOT LOCATED IN ALQUIST-PROLO FAULT ZONE
- PROPERTY IS NOT LOCATED IN LIQUEFACTION ZONE
- NO TREES ON SITE
- NO PROTECTED TREES EXIST WITHIN THE PROJECT BOUNDARY. THE FOLLOWING TREES ARE NOT FOUND ON SITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFFOLIA), 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); (E) MEXICAN ELDERBERRY (SAMBUCUS MEXICANA); (F) TOYON (HETEROMELES ARBUTIFOLIA)
- SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON CORONADO ST.
- DRAINAGE: SURFACE DRAINS TOWARD CORONADO STREET
- GROSS AND NET LAND AREA: 15,941.80 SQ. FT., OR 0.3660 ACRES, MORE OR LESS.
- THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON PROPERTY.

### REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY  
ORDER NO. 040295157  
DATED AS OF: OCTOBER 08, 2020

### SCHEDULE B / EASEMENT(S):

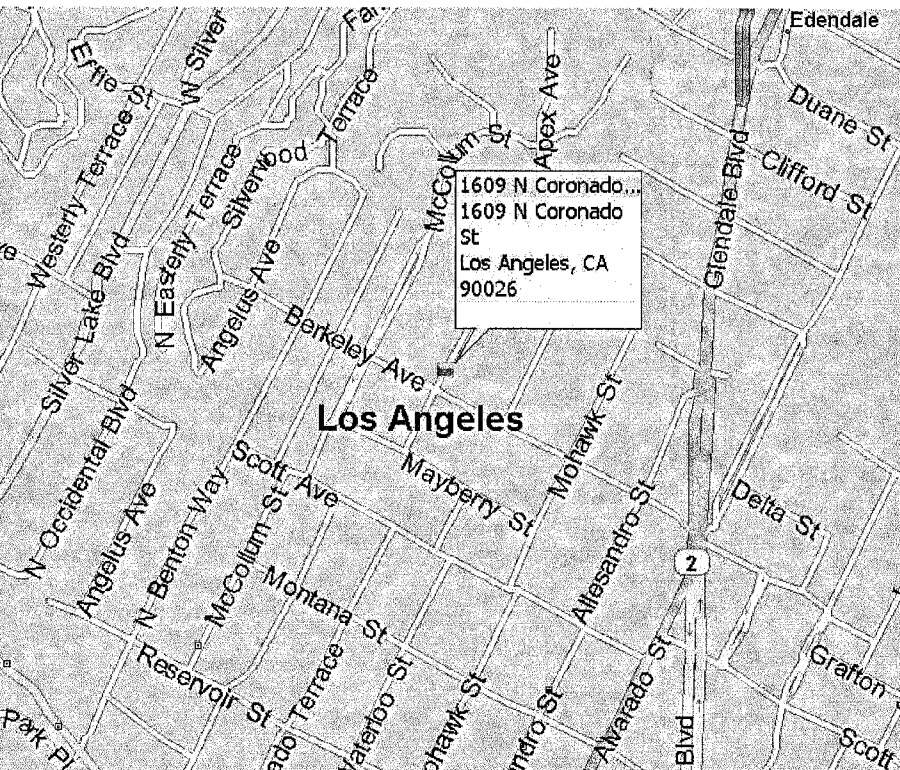
NO EASEMENTS PER PRELIMINARY TITLE REPORT

### LEGEND:

- APN - ASSESSOR'S PARCEL NO.
- A.C. - ASPHALT CONCRETE
- BW - BACK OF WALK
- C/L - CENTERLINE
- CONC. - CONCRETE
- EST - ESTABLISH
- FB - FIELD BOOK
- FD - FOUND
- FF - FINISH FLOOR ELEV.
- FL - FLOWLINE ELEV.
- INTER - INTERSECTION
- L&T - LEAD & TACK
- M.B. - MAP BOOK
- R / PL - PROPERTY LINE
- P.M.S. - 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



AA-2021-9293

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
PARCEL MAP  
NOV 09 2021

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

M&G CIVIL ENGINEERING AND  
LAND SURVEYING

TITLE: <b>PRELIMINARY PARCEL MAP NO.</b>	
1609 N. CORONADO STREET, LOS ANGELES, CA 90026	
CLIENT: LA21A, LLC	JOB NO.: 20-17101
SCALE: 1" = 10'	DATE: 09/08/2021
DESIGNED BY: E.G./PD/NJ	SHEET 1
DRAWN BY: MC	OF 1 SHEET
CHECKED BY: C.D.L.	