



## DEPARTMENT OF CITY PLANNING

### APPEAL REPORT

#### Central Area Planning Commission

**Date:** August 26, 2025

**Time:** After 4:30 p.m.\*

**Place:** Los Angeles City Hall  
200 N. Spring Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90012

**Public Hearing:** Required

**Appeal Status:** Final Appeal

**Expiration Date:** August 26, 2025

**Case No.:** TT-84566-CC-1A  
**CEQA No.:** ENV-2024-3793-CE

**Incidental Cases:** None

**Related Cases:** None

**Council No.:** 10 - Hutt

**Plan Area:** Wilshire

**Certified NC:** P.I.C.O

**GPLU:** Medium Residential

**Zone:** [Q]R3-1-O

**Appellant:** Ilan Douek

**Applicant:** Elaine Johnson

**Representative:** Hayk Martirosian

**PROJECT LOCATION:** 1451 South Hi Point Street

**PROJECT:** Pursuant to Section 17.03, 17.06, 12.95.2 of the Los Angeles Municipal Code (LAMC), a Tentative Tract map proposing a condominium conversion of an existing 8-unit residential apartment structure to an 8-unit residential condominium structure on an existing 8,838.6 square foot lot.

**APPELLANT REQUEST:** Appeal of the entire decision by the Advisory Agency in approving tentative tract map, TT-84566-CC and the Categorical Exemption No. ENV-2024-3793-CE, as the environmental clearance for the project.

#### RECOMMENDATION:

1. **Deny** the appeal on TT-84566-CC.
2. **Sustain** the May 15, 2025 action of the Deputy Advisory Agency in approving Tentative Tract Map No. TT-84566-CC.
3. **Determine** that based on the whole of the administrative record found in the case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies.

VINCENT P. BERTONI, AICP  
Advisory Agency

*Deborah Kahen*

Deborah Kahen, AICP  
Deputy Advisory Agency

*Griselda Gonzalez*

Griselda Gonzalez  
City Planner

*Ricardo Vazquez*

Ricardo Vazquez  
City Planning Associate  
213-978-1353

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Central Los Angeles Area Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012* (Phone No.213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than seven (7) working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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### **Exhibits:**

1. Vicinity Map
2. Radius Map
3. Tentative Tract Map (stamp-dated June 21, 2024)
4. Advisory Agency Letter of Determination (dated May 15, 2025)
5. Existing Site Photographs
6. Appeal Documents (dated May 23, 2024)
7. Categorical Exemption (ENV-2024-3793-CE)

## STAFF APPEAL REPORT

### Background

The subject property is a relatively flat, rectangular shaped, interior parcel consisting of approximately 8,838.6 square feet (.203 acres) of lot area. The lot is located on the westerly side of Hi Point Street with a frontage of 52 feet and a lot depth of approximately 139.5 feet. The project site is located within the Wilshire Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The Project Site is zoned [Q]R3-1-O, which is consistent with the land use designation. The site is subject to Qualified "Q" Conditions contained within Ordinance No. 168,193. The Q conditions establish development regulations which limit the building height to 35 feet, require building articulation for facades greater than 40 feet and limit the use of balconies above the first floor that have a line of sight on structures with a single-family use, among other requirements. The site is located in the Housing Element Inventory of Sites (ZI-2512) and is in a Transit Priority Area (ZI-2452). The site is approximately 1.49 kilometers from the Newport-Inglewood Fault Zone. The site is not within an Alquist-Priolo Fault Zone, nor a Liquefaction Zone, but is within a Methane Zone. Additionally, the site is not within a Flood Zone.

The proposed project entails the conversion of an existing 8-unit 2-story multi-family apartment building into an 8-unit residential condominium building. The Department of Building and Safety issued a building permit on November 29, 2007 and a Certificate of Occupancy on January 25, 2013 (LADBS Permit # 07010-30000-01373) for the existing 8-unit apartment building. The building permit and certificate of occupancy were both issued after the effective date of Ordinance No. 168,193, which was effective on October 2, 1992. As such the project is in conformance with the Wilshire Community Plan and Qualified "Q" conditions that apply to the site. The proposed entitlement request is for the approval of tentative tract map no. TT-84566-CC for a condominium conversion of an existing residential building. No new construction, addition or alterations are proposed for the existing building. No demolition is proposed.

As part of the application, and in compliance with LAMC and the California Subdivision Map act, the applicant submitted a tenant information chart and tenant list for the existing eight (8) units. None of the units are subject to the Rent Stabilization Ordinance. A 60-Day Notice of Intent informing the tenants of the property owner's intent to convert the apartments to condominiums was provided in-person. The in-person notifications were delivered to all the tenants between December 27, 2023 through February 18, 2024 and the Applicant's proof of notification through the hand delivery of the notice is in the case file. The application was filed with the Planning Department's Development Service Center on June 13, 2024, 116 days after the last 60-Day Notice of Intent was provided. As such, the notices were delivered to the tenants more than 60 days prior to the filing of the application in conformance with Section 66452.9 of the California Subdivision Map Act.

The property to the north is zoned [Q]R3-1-O with a general plan land use designation of Medium Residential and is improved with a one (1)-story single family structure. The property to the east is zoned [Q]R3-1-O with a general plan land use designation of Medium Residential and is improved with a two-story multifamily building. The property to the south is zoned [Q]R3-1-O with a general plan land use designation of Medium Residential and is currently vacant. The property to the west is zoned [Q]R3-1-O with a general plan land use designation of Medium Residential and is improved with a four-story multifamily building. The property owner of the adjacent site to the south filed an entitlement request for a five (5)-story apartment building through the Transit Oriented Communities Affordable Housing Incentive Program (DIR-2023-4996-TOC-HCA).

The entitlement for DIR-2023-4996-TOC-HCA was appealed. On January 23, 2025, the City Planning Commission denied the appeal and sustained the Director of Planning's determination. On February 13, 2025, ENV-2023-4997-CE-1A, the environmental clearance for the TOC entitlement was appealed. On April 30, 2025, the City Council voted to deny the appeal and uphold the environmental clearance for the project.

#### Public Hearing:

On April 9, 2025, a public hearing was held for TT-84566-CC. No member of the public joined the meeting. The representative for the applicant spoke at the meeting. Additionally, the Planning Deputy for Council District 10, Mr. Hakeem Parke-Davis, joined the meeting.

The applicant's representative Hayk Martirosian made the following comments.

- Requested to remove Condition no. 6 in the staff report that required coordination with LAUSD prior to construction. Mr. Martirosian said that since the building is already existing, there would not be a need to coordinate during construction.
- Mr. Martirosian also wanted to confirm that that Condition No. CC-3 under the Department of City Planning's Standard Condominium Conditions, which regards a Housing Production fee that is due to the Los Angeles Housing Department for Condominium Conversions, is required.

The Council Office Representative Mr. Parke-Davis made the following comment:

- Requested that the applicant meet with the Council Office to discuss the proposal.
- Requested that the Deputy Advisory Agency hold the matter under advisement for two weeks to allow time for the applicant and the Council Office to meet.

There were no further comments submitted during the advisement period.

## THE APPEAL

On May 23, 2025, Ilan Douek, an aggrieved party and property owner of a lot located immediately adjacent to the south of the subject site, filed an appeal. The following is a summary of the appeal points and staff's response.

### **Appeal Point 1**

*The project must be denied because the vacancy rate is less than 5 percent.*

#### Staff Response:

The appellant's position is that the Wilshire Community Plan vacancy rate is less than 5 percent and therefore this alone requires that the project be denied. The appellant did not provide any evidence substantiating this claim.

The Advisory Agency has determined that the vacancy rate in the Wilshire Plan is above 5 percent. LAMC 12.95.2 F.6 states that the "[v]acancy rate' shall refer to the most current vacancy rate for multiple-family dwelling units as published by the Department of City Planning in its Semi-Annual Population Estimate and Housing Inventory, or other estimate or survey satisfactory to the Advisory Agency."

The Department of City Planning's Demographic Planning Unit (DPU) is charged with the responsibility of preparing a report with vacancy rates for Renters and an Overall Vacancy Rate for each Community Plan on a regular basis. The DPU uses American Community Survey (ACS) 5-year estimates, and Geographic Information System (GIS) software, to create the vacancy report. The most recent DPU Vacancy Rate report utilizes the 2023 ACS 5-year release, which is the most recent data available. DPU reports that the Vacancy Rate for Renters in the Wilshire Community Plan is 6.44 percent. As such, the appellant's argument that the vacancy rate is below five percent is without merit and should be dismissed.

Additionally, pursuant to LAMC 12.95.2 F 6, the Advisory Agency has the authority to approve a tentative map for residential condominium conversion if the vacancy rate is less than 5% when certain additional LAMC findings can be made. As such, even if the vacancy of less than 5 percent existed, that alone would not be a justification to deny the request.

### **Appeal Point 2**

*The project violates the City's Just Cause Eviction Ordinance (JCE). The appellant claims that the JCEO does not allow for evictions for Condominium Conversions.*

The Deputy Advisory Agency's decision met the required findings as detailed in Los Angeles Municipal Code Sections 17.03, 17.06 and 12.95.2. The appellant has not challenged any of the findings made by the Deputy Advisory Agency in approving the Tentative Tract Map. Neither has the appellant put forward any argument that the Advisory Agency acted in error or abused its discretion. As such, this argument is not relevant to the findings that support the Deputy Advisory Agency's decision and should be dismissed. Furthermore, the JCE under Section 165.03. (l)(3) allows a landlord to recover possession of residential real property "...to withdraw the residential real property permanently from rental housing use when the landlord is withdrawing from rent or lease all residential real property on the same parcel of land." Additionally, the JCEO does not limit a property owner's ability to request the approval of a tentative map for the purposes of converting an existing multifamily rental building into a condominium, nor does the JCEO impose additional required findings for the Deputy Advisory Agency to approve a tentative map. This argument is therefore without merit.

### **Appeal Point 3**

*The appellant claims that the project does not qualify for a Class 32 Categorical Exemption. The appellant argues that displacement during a housing crisis represents an "unusual circumstance" that disqualifies the project from utilizing a Class 32 Categorical Exemption.*

The project is not utilizing a Class 32 (Urban Infill) Categorical Exemption. In the determination letter dated May 15, 2025, the Advisory Agency approved tentative tract map (TT-84566-CC) and determined, based on the whole administrative record, that the project is exempt for the California Environmental Quality Act (CEQA) under the Article 19, Section 15301, Class 1 (Existing Facilities). The Class 1 CEQA Exemption specifically allows for the "Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt..." Furthermore, under Section 15301, the key consideration in determining Class 1 applicability is "whether the project involves negligible or no expansion of an existing use". The proposed project is an existing eight-unit multifamily apartment building into an eight-unit residential condominium building. The project does not involve any demolition and no new construction is proposed as part of this request. This is precisely the type of project that is

envisioned for a Class 1 Categorical Exemption. The apartment building was issued a Certificate of Occupancy on January 25, 2013 (LADBS Permit # 07010-30000-01373). The building was constructed in conformance to all applicable zoning and building code regulations in effect during its construction. The project does not propose any additions to the building.

All tenant not-at-fault evictions require payment of relocation assistance and the filing of Declaration of Intent to Evict form with the Los Angeles Housing Department prior to evicting tenants from units covered by the Rent Stabilization Ordinance or the Just Cause Ordinance. The Advisory Agency has determined that the Applicant has complied with all required tenant notifications for all eight units, as required under LAMC 12.95.2D3. Additionally, the Advisory Agency, in approving the condominium conversion, is requiring specific condominium conditions to ensure compliance with LAMC and Government Code regulations related to tenant relocation, including tenant relocation assistance, are consistent with Section 12.95.2G and Section 47.06 of the LAMC.

The Appellant did not provide any evidence that there are any unusual circumstances related to the project or the project site. Nor did they provide any evidence that there would be a substantial impact on the environment because of the project. Therefore, this argument is without merit and should be dismissed.

#### **STAFF RECOMMENDATION**

In consideration of the foregoing, it is submitted that the Deputy Advisory Agency acted reasonably in approving Tentative Tract Map No. TT-84566-CC. Staff recommends that the Central Area Planning Commission deny the appeal, sustain the action of the Deputy Advisory Agency in approving TT-84566-CC, and determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 of the CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

May 23, 2025

**VIA ELECTRONIC UPLOAD**

Central Los Angeles Area Planning Commission  
Los Angeles City Hall  
10<sup>th</sup> Floor, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012

Re: Appeal of Case Nos. TT-84566-CC and ENV-2024-3793-CE  
1451 South Hi Point Street

Dear Commission President Lawrence, Vice-President Kang, and Commission Members:

Our office represents 1459 Hi Point, LLC (“Appellant”), which owns the real property located at 1459 South Hi Point Street within the City of Los Angeles (the “City”). Through this letter, Appellant appeals the condominium conversion at 1451 South Hi Point Street (the “Project”) (Case No. TT-84566-CC) and the Project’s related Class 32 Categorical Exemption (Case No. ENV-2024-3793-CE) (the “CEQA Exemption”).

Specifically, the approval of the Project is based on the vacancy rate being 6.88%. However, the data used to support this factor is outdated and improper. Since the actual vacancy rate is less than 5%, the Project must be denied.

Additionally, the Project violates the City’s Just Cause for Eviction Ordinance (the “JCEO”), since it requires the eviction of tenants, yet the JCEO does not allow evictions for condominium conversions.


Lastly, the Class 32 Categorical Exemption is not proper since unusual circumstances exist, namely the displacement of tenants during a housing crises.

The Project abuts Appellant’s property, and therefore Appellant is aggrieved by the Project approval.



Los Angeles City Planning Commission  
May 23, 2025  
Page 2

Very truly yours,

A handwritten signature in blue ink, consisting of a stylized, elongated cursive mark that starts with a small loop and ends with a long, sweeping horizontal stroke.

ERNEST J. GUADIANA  
Elkins Kalt Weintraub Reuben Gartside LLP

EJG:ejg

## APPLICATIONS

### APPEAL APPLICATION Instructions and Checklist



## PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

## RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

## APPELLATE BODY

**Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.**

- ☒ Area Planning Commission (APC)
 ☐ City Planning Commission (CPC)
 ☐ City Council  
☐ Zoning Administrator (ZA)

## CASE INFORMATION

**Case Number:** TT-84566-CC

**APN:** 5068-012-034

**Project Address:** 1451 South Hi Point Street

**Final Date to Appeal:** May 30, 2025

## APPELLANT

**Check all that apply.**

- ☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved  
☐ Representative
 ☐ Property Owner
 ☐ Applicant
 ☐ Operator of the Use/Site

## APPELLANT INFORMATION

**Appellant Name:** Ilan Douek

**Company/Organization:** 1459 Hi Point LLC

**Mailing Address:** 5168 West Pico Boulevard

**City:** Los Angeles **State:** CA **Zip Code:** 90019

**Telephone:** 323-454-2241 **E-mail:** ilan@drexelconstruction.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☒ Self ☐ Other: \_\_\_\_\_

Is the appeal being filed to support the original applicant's position?

☐ YES

☒ NO

## REPRESENTATIVE / AGENT INFORMATION

**Name:** Ernest J. Guadiana

**Company/Organization:** Elkins Kalt Weintraub Reuben Gartside LLP

**Mailing Address:** 10345 W. Olympic Blvd

**City:** Los Angeles **State:** CA **Zip Code:** 90064

**Telephone:** 310-746-4425 **E-mail:** eguadiana@elkinskalt.com

## JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

☒ Entire

☐ Part

Are specific Conditions of Approval being appealed?

☐ YES

☒ NO

If Yes, list the Condition Number(s) here: \_\_\_\_\_

On a separate sheet provide the following:

☒ Reason(s) for the appeal


☒ Specific points at issue

☒ How you are aggrieved by the decision

## APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

**Appellant Signature:**

Signed by:  
  
16CE899D0F4C4FB...

**Date:** 5/23/2025 | 1:27 PM PDT

## GENERAL NOTES

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

*The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

### THIS SECTION FOR CITY PLANNING STAFF USE ONLY

**Base Fee:** \_\_\_\_\_

**Reviewed & Accepted by (DSC Planner):** \_\_\_\_\_

**Receipt No.:** \_\_\_\_\_ **Date:** \_\_\_\_\_

☐ Determination authority notified

☐ Receipt Number

## GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

## APPEAL DOCUMENTS

### 1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

☐ Appeal Application

☐ Justification/Reason for Appeal

- ☐ Copy of Letter of Determination (LOD) for the decision being appealed

## 2. Electronic Copy

- ☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., “Appeal Form”, “Justification/Reason Statement”, or “Original Determination Letter”). No file should exceed 70 MB in size.

## 3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- ☐ *Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable

## 4. Noticing Requirements (Applicant Appeals Only)

- ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

## SPECIFIC CASE TYPES

### ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

## DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

- ☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

## WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

## [VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

## NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

### Appeal Fee

- ☐ *Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- ☐ *Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

**Applicant Copy**

Office: Downtown

Application Invoice No: 102799



\*68001102799\*

City of Los Angeles  
Department of City Planning**City Planning Request**

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please the assigned planner, please visit <https://planning.lacity.gov/pdiscaseinfo/> and enter the Case Number.

**Payment Info: \$211.56 was paid on 05/23/2025 with receipt number 200259007974**

Applicant: Ilan Douek (1459 Hi Point LLC)
Representative:
Project Address: 1451 S HI POINT ST 1-8, 90035

NOTES:
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TT-84566-CC-1A			
Item	Fee	%	Charged Fee
Appeal by Person Other Than The Applicant	\$172.00	100 %	\$172.00
<b>Case Total</b>			<b>\$172.00</b>
* Fees Subject to Surcharges			\$172.00
Fees Not Subject to Surcharges			\$0.00
Plan & Land Use Fees Total			\$0.00
Expediting Fee			\$0.00
Development Services Center Surcharge (3%)			\$5.16
City Planning Systems Development Surcharge (6%)			\$10.32
Operating Surcharge (7%)			\$12.04
General Plan Maintenance Surcharge (7%)			\$12.04

* Fees Subject to Surcharges	\$172.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$0.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$5.16
City Planning Systems Dev. Surcharge (6%)	\$10.32
Operating Surcharge (7%)	\$12.04
General Plan Maintenance Surcharge (7%)	\$12.04
Grand Total	\$211.56
Total Overpayment Amount	\$211.56
Total Paid (amount must equal sum of all checks)	\$423.12

Council District:

Plan Area:

Processed by JASON CHAN on 5/23/2025

Signature: \_\_\_\_\_

**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

Decision Date: May 15, 2025

Last Day to Appeal: May 30, 2025

**Applicant/Owner**

Elaine Johnson  
LA GLO, Inc.  
425 Lorraine Boulevard  
Los Angeles, CA 90020

**Representative**

Hayk Martirosian  
Techna Land Co., Inc.  
1545 North Verdugo Road, Unit 2  
Glendale, CA 91208

**Case Number.:** TT-84566-CC

**CEQA:** ENV-2024-3793-CE

**Related Case:** None

**Address:** 1451 South Hi Point Street

**Community Plan:** Wilshire

**Zone:** [Q]R3-1-O

**Land Use:** Medium Residential

**District Map:** 129B173

**Council District:** 10 – Hutt

**Legal Description:** Lot FR10 arb(3), Block None,  
Tract TR3909

In accordance with provisions of Section 17.03, 17.06, and 12.95.2 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Tentative Tract Map No. TT-84566-CC composed of one ground lot, located at 1451 South Hi Point Street for a maximum of eight (8) residential condominium units, as shown on map stamp-dated June 21, 2024. This unit density is based on the [Q]R3-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report may be directed to Quyen Phan of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604*

1. That the subdivider make a request to BOE Central District Office 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, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

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.

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

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 or [Laura.Duong@lacity.org](mailto:Laura.Duong@lacity.org) to schedule an appointment.*

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements (density and front yard setback) shall be re-checked as per net lot area after street dedication.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

**DEPARTMENT OF TRANSPORTATION**

4. That the project be subject to any recommendations from the Department of Transportation.

**FIRE DEPARTMENT**

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

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. 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.
- e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required
- h. 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.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- k. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- l. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- m. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- n. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- o. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- p. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- q. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- r. The Fire Department may require additional roof access via parapet access roof

ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

**DEPARTMENT OF WATER AND POWER**

*Any questions should be directed to LADWP's Water Distribution Engineering – Western District at [dwpps.western@ladwp.com](mailto:dwpps.western@ladwp.com) or (213) 367-1225.*

6. 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 STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

7. No street lighting requirements

**NOTES:**

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

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

**BUREAU OF SANITATION**

8. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated September 26, 2023. 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**

9. 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) which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

**URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING****10. 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 subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction for tree planting direction and instruction.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, West, or South Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. That the subdivider shall comply with [Q] Conditions per Ordinance No. 168,193 (effective date: October 2, 1992).
- b. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- c. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the

City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

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

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

**DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS**

- CC-1. That prior to final map recordation, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given at least a 180-day written notice of intention to convert, prior to termination of tenancy, due to the conversion or proposed conversion. Government Code section 66427.1(c). This notification supersedes LAMC Section 12.95.2 E 2.
- CC-2. That prior to final map recordation, the applicant execute a covenant and agreement stating that each tenant of the proposed condominium conversion project shall be given written notice of an exclusive right to contract for the purchase of the dwelling unit, occupied by the tenant, upon the same or more favorable terms and conditions than those initially offered to the general public. If a tenant's existing unit is to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to that tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Profession Code, unless the applicant receives prior written notice of the tenant's intention not to exercise the right. (LAMC Section 12.95.2 E3).
- CC-3. Prior to recordation of the final map, the subdivider shall pay a Rental Housing Production Fee for each unit, prior to the conversion. This fee shall be paid to the Rental Housing Production Account of the Housing Department in accordance with Section 12.95.2 K of the LAMC (1200 7<sup>th</sup> Street, 1<sup>st</sup> Floor Public Counter)

NOTE: All fees collected pursuant to this LAMC 12.95.2 K. shall be deposited and held in the Rental Housing Production Account of the Los Angeles Housing Department (LAHD), the account is established to be administered by LAHD separately from all other money expended by the Department. Money in this account shall be used exclusively for the development of low and moderate income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the Department and approved by resolution of the City Council.

- CC-4. Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use for sound attenuation.
- CC-5. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6771) in a form satisfactory to the Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Section 12.95.2G and 47.06 of the Los Angeles Municipal Code pertaining to rental subsidies for tenants evicted for condominium conversions and any additional ordinances that may provide greater relocation assistance. The covenant and agreement shall be executed and recorded within 10 days after expiration of appeal period (and final action thereon) and a copy provided to each tenant within five days of recordation of the covenant and agreement. **Failure to meet the requirement of this condition – including time limits – may be grounds to disapprove the final map.**
- CC-6. That prior to final map recordation, the applicant shall execute a covenant and agreement stating that proof shall be submitted (Certified mail or Affidavit) to the Advisory Agency, indicating that each tenant of the proposed condominium conversion project shall be given written notification of the condominium conversion within 30 days after final map recordation.

Prior to issuance of any building permit proof shall be submitted to the Advisory agency that written notification of the condominium conversion within 30 days after final map recordation was given to each tenant of the proposed condominium conversion project.

CC-9 That approval of this tract constitute 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 Development Services Center 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 Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

#### **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 Los Angeles Municipal Code (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

- (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 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic 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 streets, 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.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - (1) No street lighting requirements.

Notes:

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



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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - a. Improve Hi Point Street adjoining the subdivision by the construction of the following:
    - 1) A concrete curb, concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway, or a 12-foot full width concrete sidewalk with tree wells.
    - 2) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
    - 3) Any necessary removal and reconstruction of existing improvements.
    - 4) The necessary Transitions to join the existing improvements.

Note: Street trees exist along Hi Point Street and denial of their removal could impact the ability to widen the roadway. Should the Board of Public Works deny the removal of street trees, then improve the street with the following:

- 5) Removal and replacement of existing concrete curb, gutter at existing location and construction of a new full-width concrete sidewalk with tree wells or a minimum 5-foot wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
  - b. The Board of Public Works approval be obtained, prior to the recordation of

the final map, the removal of any tree in the existing right-of-way area associated with improvements requirements outlined here. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

### **FINDINGS OF FACT (CEQA)**

The Advisory Agency determines that based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1 Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

In connection with the approval of (Vesting) Tentative Tract Map No. VTT-84566-CC the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C, tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Wilshire Community Plan, which designates the site with a Medium Residential land use designation. The Medium Residential land use designation lists the R3 Zone as the corresponding zone. The Project Site is zoned [Q]R3-1-O, which is consistent with the land use designation. The site is subject to Qualified "Q" Conditions contained within Ordinance No. 168,193, which limits building height to a maximum of 35 feet, requires building articulation for facades greater than 40 feet in width, among other requirements. The project site has approximately 8,838.6 square feet of lot area, which would permit a maximum of eleven (11) dwelling units. The project was issued a building permit on November 29, 2007, and a Certificate of Occupancy on January 25, 2013 (LADBS Permit # 07010-30000-01373). The building permit and certificate of occupancy were both issued after the effective date of Ordinance No. 168,193, which was effective on October 2, 1992. As such the project is in conformance with the Wilshire Community Plan and Qualified "Q" conditions that apply to the site.

The project is compatible with the Wilshire Community plan which encourages projects

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new resident in the Wilshire Community Plan Area...

Objective 1-1.3 Provide for adequate Multi Family residential development.

The project will provide new homeownership opportunities in the Wilshire Community Plan area through the conversion of the existing apartment building into residential condominiums. Therefore, as conditioned, the proposed subdivision is substantially consistent with the applicable general plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned [Q]R3-1-O would permit a maximum of eleven (11) dwellings on the approximately 8,838.6 square-foot site. As the map is proposed for an eight (8) unit condominium subdivision, it is consistent with the density permitted by the zone.

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

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

The site is developed with a two (2) story multifamily residential structure measuring 35 feet in height and containing eight (8) dwelling units. The project was legally constructed in 2007, under permit application No. 7010-30000-01373, which is after the effective date of Ordinance No. 168,193 (effective date 10/2/1992), which implements the Q conditions on the site. As such, the project was designed and built to meet the Q conditions. The current project proposes the conversion of the existing 8-unit multifamily residential building into an eight (8) unit residential condominium project. The proposed Vesting Tentative Tract Map (VTT-84566-CC) is for the purposes of condominium conversion of

the existing building and no physical additions or alterations are proposed to the existing building as part of this application.

The project site is located within 1.48 km from the Newport - Inglewood Fault Zone, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is located within a methane zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation.

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site, which is comprised of one lot that is approximately 8,838.6 square feet and is developed with a two (2)-story, eight (8) unit multifamily residential structure. The proposed project is for the conversion of the eight (8) rental units to condominium units. There are no proposed changes to the existing multifamily structure which was designed and built to be in compliance with all applicable zoning standards. The site has a by-right density of eleven (11) units. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of eleven dwelling units and a height of 35 feet. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a certificate of occupancy, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The proposed project is a residential condominium conversion which will preserve the existing two (2)-story, eight (8) unit multifamily structure. There is one street tree adjoining the property. The project does not propose to remove the existing street tree. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. Therefore, the condominium conversion and design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or injury to wildlife or their habitat.

(f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion

Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Hi Point Street, which is a public street. The project site consists of a parcel identified as Lot No. FR 10 Arb 3 of Tract TR 3909 and is identified by the Assessor Parcel No. 506-801-2034. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract 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 the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

The project site is developed with a two (2)-story, eight (8)-unit apartment building over a subterranean parking garage. The project is a residential condominium conversion and will maintain the existing structures on the site without any major modification. Design modifications are not feasible to an existing building.

### **FINDINGS OF FACT (CONDOMINIUM CONVERSIONS)**

Furthermore, the Advisory Agency pursuant to Section 12.95.2 of the Los Angeles Municipal Code, makes the prescribed findings as follows.

- (i) THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH THE APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN OR SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED AND THE APPLICATION FOR MAP APPROVAL IS FIELD FIVE YEARS OR MORE FROM THE DATE OF THE ORIGINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING ISSUED.

The project site is located within the Wilshire Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The Project Site is zoned [Q]R3-1-O, which is consistent with the land use designation. The site is subject to Qualified "Q" Conditions contained within Ordinance No. 168,193, which limits height to 35 feet, requires building articulation for facades greater than 40 feet and limits the use of balconies above the first floor that have a line of sight on structures with a single family use, among other requirements. The project site has approximately 8,838.6 square feet of lot area, which would permit a maximum of 11 dwelling units. The project was issued a building permit on November 29, 2007 and a Certificate of Occupancy on January 25, 2013 (Permit # 07010-30000-01373). Both the building permit and certificate of occupancy were issued

after the effective date of Ordinance No. 168,193, which was effective on October 2, 1992. As such the project is in conformance with the Wilshire Community Plan and Qualified "Q" conditions that apply to the site. The project is thus in conformance with the density requirements of the [Q]R3-1-O, and the application for a map approval is more than five years since the certificate of occupancy was issued.

- (j) THE PROPOSED MAP IS CONSISTENT WITH ANY APPLICABLE GENERAL PLAN OR SPECIFIC PLAN PROVISION WHICH CONTAINS DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.

The Wilshire Community Plan does not contain policies or objectives that are explicitly applicable to condominium conversion projects. As such, the requested map action does not conflict with the Wilshire Community Plan. The proposed map is not located within the boundaries of a Specific Plan.

The project is compatible with the Wilshire Community Plan, which encourages project that:

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing resident and expected new residents in the Wilshire Community Plan Area...

Objective 1-1.3: Provide for adequate Multi Family residential development.

The project will provide new homeownership opportunities in the Wilshire Community Plan area through the conversion of an existing multifamily structure into condominiums. Therefore, as conditioned, the proposed subdivision is substantially consistent with the Wilshire Community Plan.

- (k) THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE (LAMC) THAT HAVE NOT BEEN CORRECTED OR AN ADEQUATE PLAN TO CORRECT SUCH VIOLATIONS HAS BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE LAMC MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES.

The proposed condominium conversion does not contain any violations of Chapter IX of the LAMC.

- (l) THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.

The project was issued a building permit on November 29, 2007 and a Certificate of Occupancy on January 25, 2013 (Permit # 07010-30000-01373). The permit was for a two (2)-story, eight (8) unit multifamily structure. As such, the proposed map action does not conflict with this finding.

- (m) THE VACANCY RATE OF THE PLANNING AREA IN WHICH THE PROPERTY IS LOCATED IS NOT LESS THAN 5 PERCENT. AS CONDITIONED, THE PROPOSED CONVERSION PROJECT WILL NOT HAVE A SIGNIFICANT CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET IN THE PLANNING AREA IN WHICH THE PROPOSED PROJECT IS LOCATED.

Section 12.95.2-F.6 of the LAMC reads in pertinent part: "After considering the following criteria, the Advisory Agency may approve a tentative map or preliminary parcel map for a residential conversion project, unless it makes both of the following findings: (1) the vacancy rate of the planning area in which the property is located is five percent or less, and (2) the cumulative effect on the rental housing market in the planning area of successive residential...conversion projects (past, present and future) is significant." In determining whether there is a significant cumulative effect, the section requires the Advisory Agency to consider the following criteria: (a) the number of tenants who are willing and able to purchase a unit in the building; (b) the number of units in the existing building prior to conversion; (c) the number of units which will be eliminated in case conversion occurred in order to satisfy Municipal Code parking requirements; (d) the adequacy of the relocation assistance plan proposed by the subdivider; and (e) any other factors pertinent to the determination.

Consistent with the requirements of Los Angeles Municipal Code (LAMC) Section 12.95.2- F.6 the Advisory Agency considered the criteria enumerated in this subsection. The Department of City Planning Demographics Unit reports that the overall vacancy rate is 6.88 percent, which is more than 5 percent. The vacancy rate was calculated using 2022 American Community Survey 5-year Estimate data.

The project does not have a significant cumulative effect on the rental housing market. There was one approved condominium conversions within a 1000-foot radius of the project site since 2008, removing a total of three (3) units from the rental market.

Case No.	Address	Units	Determination	Action
AA-2006-10359-PMLA-CC	1513 S. Orange Ave.	3	2/22/08	Approved

In calendar year 2022, a total of new 1,836 dwelling units, which includes 611 affordable units, were proposed through Planning Entitlements in the Wilshire Community Plan area.

- (n) THE OFF-STREET RESIDENT PARKING SPACES AND GUEST PARKING SPACES REQUIRED FOR THE PROPOSED CONDOMINIUM CONVERSION ARE REASONABLE AND FEASIBLE AND SUBSTANTIALLY CONSISTENT WITH THE PURPOSES OF THE LAMC.

As stated previously, the project was issued a building permit on November 29, 2007 and a Certificate of Occupancy on January 25, 2013 (Permit # 07010-30000-01373). In order to secure a building permit the project was required to meet Qualified "Q" Conditions found in Ordinance No. 168,193. As such the project met the parking requirement found in LAMC Section 12.21 A.4(a). Additionally, the Q condition required .25 guests parking spaces per unit for rentals and .5 guest parking spaces per guest unit condominiums. The project provides 20 automobile parking spaces which meets the requirements in LAMC Section 12.21 A.4(a) and the Q for condominiums. As such the project is consistent with the parking requirements of the LAMC and Q condition. Additionally, the

proposed project is within a half mile of a major transit stop, as such the City is prohibited from imposing minimum parking standards per Assembly Bill (AB) 2097 which became effective on January 1, 2023. Therefore, the proposed project does not conflict with this finding.

### **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

<b>Metro DSC</b>	<b>Van Nuys DSC</b>
201 N. Figueroa Street Los Angeles, CA 90012  <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401  <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (818) 374-5050
<b>South LA DSC</b>	<b>West LA DSC</b>
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue; 1st Floor	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025



Los Angeles, CA 90044 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	<a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (310) 231-2901
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City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://www.lacity.org/buildla) portal ([appointments.lacity.org](https://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal  
Filing



QR Code to  
Forms for In-  
Person Appeal  
Filing



QR Code to BuildLA  
Appointment Portal for  
Condition Clearance

**Note of Instruction Regarding the Notice of Exemption:** Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, and the possibility of a CEQA appeal, being extended to 180 days.

Inquiries regarding this determination may be directed to Ricardo Vazquez, Project Planner, at (213) 978-1353 or [Ricardo.Vazquez@lacity.org](mailto:Ricardo.Vazquez@lacity.org).

VINCENT P. BERTONI, AICP  
Advisory Agency

*Deborah Kahen*  
Deborah Kahen, AICP  
Deputy Advisory Agency

DK:GG:RV

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as described above under “[APPEAL PERIOD - EFFECTIVE DATE](#)’ . For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10- day time limit. Such appeal must be submitted on Entitlement Appeal Application Form No. CP13-7769 at the Department’s Public Offices.

TT.NO. 84566  
1451 S. Hi Point Street



1.Site view looking west from Hi Point Street



2. Site view looking west from Hi Point NE Corner





3. Existing improvements on Hi point in front of site looking north, Site is on the left Side



4. Existing improvements in front of site looking north, Site is on the left side



5.. Existing improvements on Hi point in front of site looking south, Site is on the right Side



6. Existing improvements in front of site looking south, Site is on the right side





7. Interior view of existing on site improvements looking east



8. Interior view of existing on-site improvements looking south from walkway



9. Interior view of existing on-site improvements looking west , walkway



10. Interior view of existing on-site improvements looking north from rear patio





11. View of subterranean parking, looking east



12. View of subterranean parking looking west



## APPLICATIONS



### EXTENSION OF TIME REQUEST

For City or Area Planning Commission Applications or Appeals

### Related Code Sections

Pursuant to Los Angeles Municipal Code (LAMC) Section 13A.2.5.A.1. (Decision Time Period) and LAMC Section 13A.2.8.C.4. (Appeal Procedures) of Chapter 1A, decision makers and appellate bodies may extend the time to act by mutual agreement with the applicant.

This form is to be used to request an extension of the time limit to act for Area or City Planning Commission decisions on legislative and quasi-judicial land use applications and appeals. This request must be made before the matter is agendized. If notice of the hearing has been mailed, the applicant is responsible for the cost of mailing the cancellation and new hearing notice.

### THIS SECTION TO BE COMPLETED BY APPLICANT

#### Project Information

**Project Address:** 1451 Hi Point Street

**Case No.:** TT-84566-1A

**Related Case Nos.:** TT-84566-CC

**Application Invoice No.:** 96274

**Applicant(s):** Elaine Johnson

**Representative:** Hayk Martirosian

#### Request for Extension of Time Limit

The current time limit for the Commission to decide the subject case application/appeal will expire on: 6/22/2025. It is hereby requested to extend the time limit for the Central Area Planning Commission to act for a period of 11 weeks, or until 8/26/2025.

#### Reason(s) for Request:

**Provide sufficient time to prepare for the appeal.**

**Signature:**  **Date:** 6-5-25

**Print Name:** Hayk Martirosian **Email:** hayk@technaland.com

## THIS SECTION TO BE COMPLETED BY PLANNING STAFF

- ☒ Pursuant to LAMC Section 13B.7.3  
[applicable Code Section which permits extensions of time limits by mutual written consent of the applicant and decision-maker], and in accordance with the policy of the Area/City Planning Commission delegating authority to the Director of Planning to approve extensions of time limits on its behalf, the requested time extension is deemed routine in nature and will not prejudice the future decision by the Area/City Planning Commission on the merits of the subject application or appeal, and **therefore the requested time extension is granted until:**

8/26/2025.

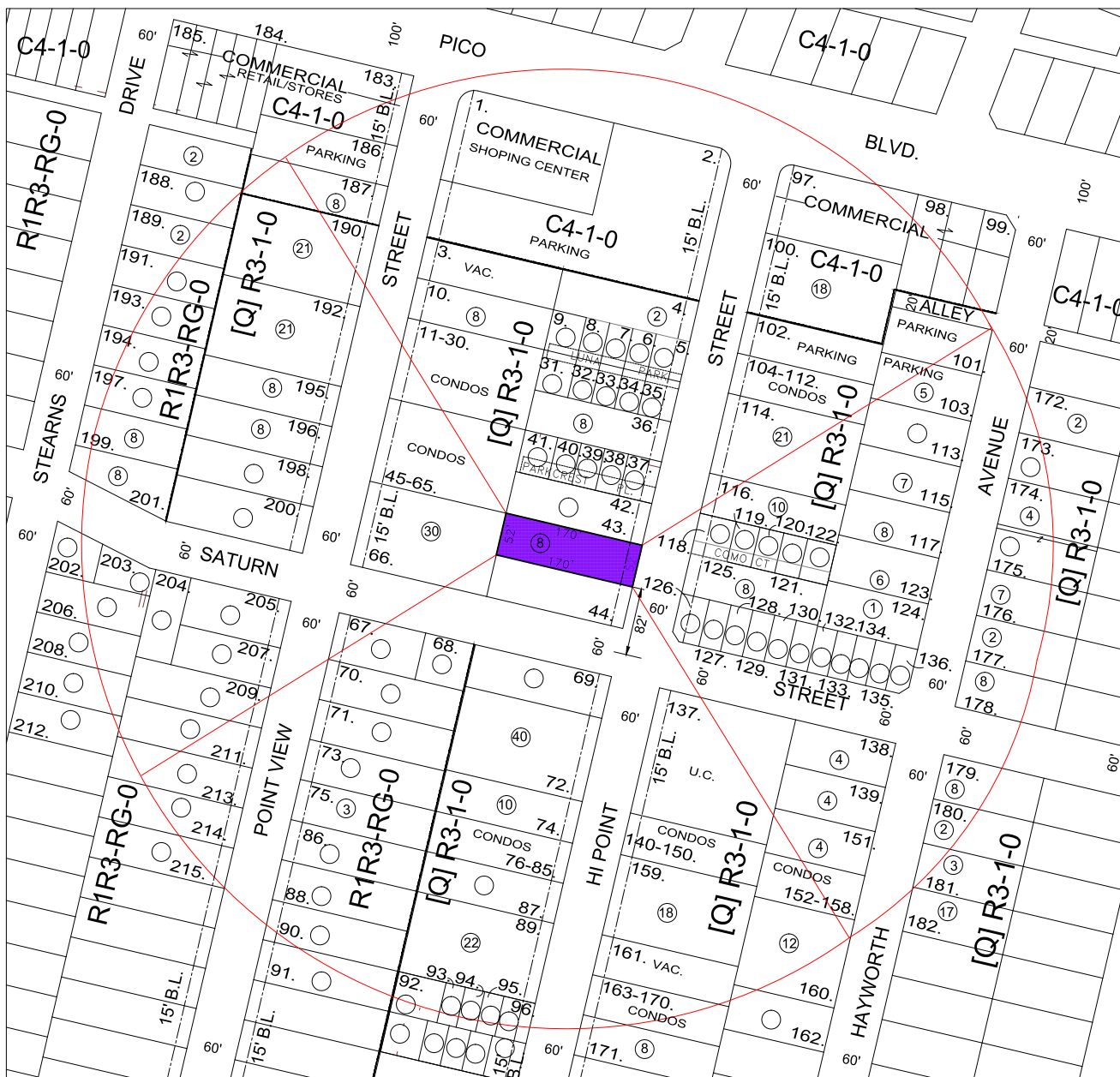
- ☒ Applicant to pay all Public Hearing Notice costs associated with a new Hearing or cancellation.

VINCENT P. BERTONI, AICP  
Director of Planning

By Signature: *Ricardo Vazquez* Date: 6/5/2025

Print Name: Ricardo Vazquez Title: Planning Associate

cc: Case File



## TENTATIVE TRACT MAP NO. 84566

T.B. PAGE 633

GRID A4

C.D. NO. 10

C.T. 2167.00

P.A. WILSHIRE

AREA = 8,838.6 (sq ft) = 0.20 AC.

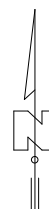
ADDRESS:  
1451 S. HI POINT STREET  
LOS ANGELES, CA 90035

### LEGAL DESCRIPTION:

POR. OF LOT 10  
TRACT NO. 3909, M.B. 44-82

**T**ECHNA **L**AND **C**O.

CIVIL ENGINEERING, LAND PLANNING, CONST. MANAGEMENT  
1545 N. VERDUGO RD. SUITE 2, GLENDALE, CA 91208 TEL:(818) 547-0543



CASE NO. \_\_\_\_\_

DATE: 07-19-2024

DRAWN BY: HAYK

D.M. 129B173

SCALE: 1"= 100'

USES: FIELD

CONTACT PERSON:

HAYK MARTIROSIAN  
TEL: (818) 547-0543

# TENTATIVE TRACT MAP NO. 84566

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR CONDOMINIUM CONVERSION PURPOSES

TT-84566-CC

PROJECT SITE

DATE: JUNE 11, 2024

## OWNER / SUBDIVIDER

LA GLO, INC.  
ELAINE JOHNSON  
425 S. LORRAINE BLVD.  
LOS ANGELES, CA. 90020  
TEL: (323) 907-0073

## ENGINEER

TECHNA LAND CO., INC.  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD. SUITE 2  
GLENDALE, CA 91208  
TEL: (818) 547-0543  
RCE 52563

## PROJECT ADDRESS

1451 1-8 S. HI POINT STREET  
LOS ANGELES CA. 90035

## LEGAL DESCRIPTION

NORTH 52' OF SOUTH 1/2 OF THE LOT 10  
TRACT NO. 3909, MB. 44, PAGE 82

NORTH  
scale: 1"=10'

## AREA TABULATION

UNIT	1ST FLOOR SQ. FT.	LOFT SQ. FT.	2ND FLOOR SQ. FT.	TOTAL SQ. FT.
1	658	165	792	1643
2	575	---	615	1287
3	575	---	615	1287
4	575	---	615	1287
5	575	---	615	1287
6	575	---	615	1287
7	575	---	615	1287
8	648	130	772	1550
TOTAL	4756	295	5181	10915

## PROJECT DATA

EXIST. ZONE: [QJR3-1-O]  
PROP. ZONE: [QJR3-1-O]  
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL  
EXIST. USE: TWO-STORY + LOFT 8 UNIT APARTMENT  
PROP. USE: 8 UNIT CONDOMINIUMS (2-3 BED., 6-2 BED.)  
NO. OF STORIES: 2 OVER SUBTERRANEAN PARKING  
NO. OF PARKING: 20 SPACES, INCLD. 4 GUEST  
LOT AREA (NET): 8,836.60 SQ. FT. 0.20 AC (WITHIN EXIST. BORDERS)  
LOT AREA (GROSS): 10,398.60 SQ. FT. 0.239 AC (TO STREET C/L)

## NOTES:

- 1 - WATER SYSTEM: CITY OF L.A. DWP.
- 2 - POWER SYSTEM: CITY OF L.A. DWP.
- 3 - SEWER SYSTEM: CITY OF L.A. DPW.
- 4 - COMMUNITY PLAN AREA: WILSHIRE
- 5 - T.G. PAGE: 633-A4
- 6 - HILLSIDE AREA NOTE: DESIGNATED HILLSIDE / ZONING CODE) ; NO HILLSIDE GRADING AREA: NO
- 7 - TREES: 1 PALM TREE ON SITE  
1 CAMPHOR TREE ON STREET SIDE
- 8 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE VICINITY OF THE MULHOLLAND SCENIC PARKWAY
- 9 - THIS SUBDIVISION IS NOT IN A POTENTIALLY DANGEROUS-HAZARDOUS AREA
- 10 - SITE IS NOT IN LIQUEFACTION ZONE
- 11 - SITE IS WITHIN METHANE HAZRD ZONE
- 12 - SITE IS RELATIVELY FLAT
- 13 - ALL EXIST. TREE AND STRUCTURES TO REMAIN
- 14 - COUNCIL DISTRICT NO. CD-10
- 15 - ASSESSOR PARCEL NOS.: 5068-012-034
- 16 - CENSUS TRACT NO.: 2167.00
- 17 - DM: 129-B173
- 18 - NO'S. OF HABITABLE RM: 28

## TENTATIVE APPROVAL

NO: TT 84566

Approved without conditions

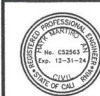
BY: *Hayk Martirosian*  
Department of Building & Safety  
Grading Division

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

JUN 21 2024

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

TENT. TR. NO. 84566



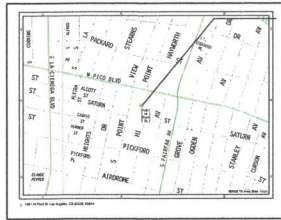
TECHNA LAND CO., INC.

CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.

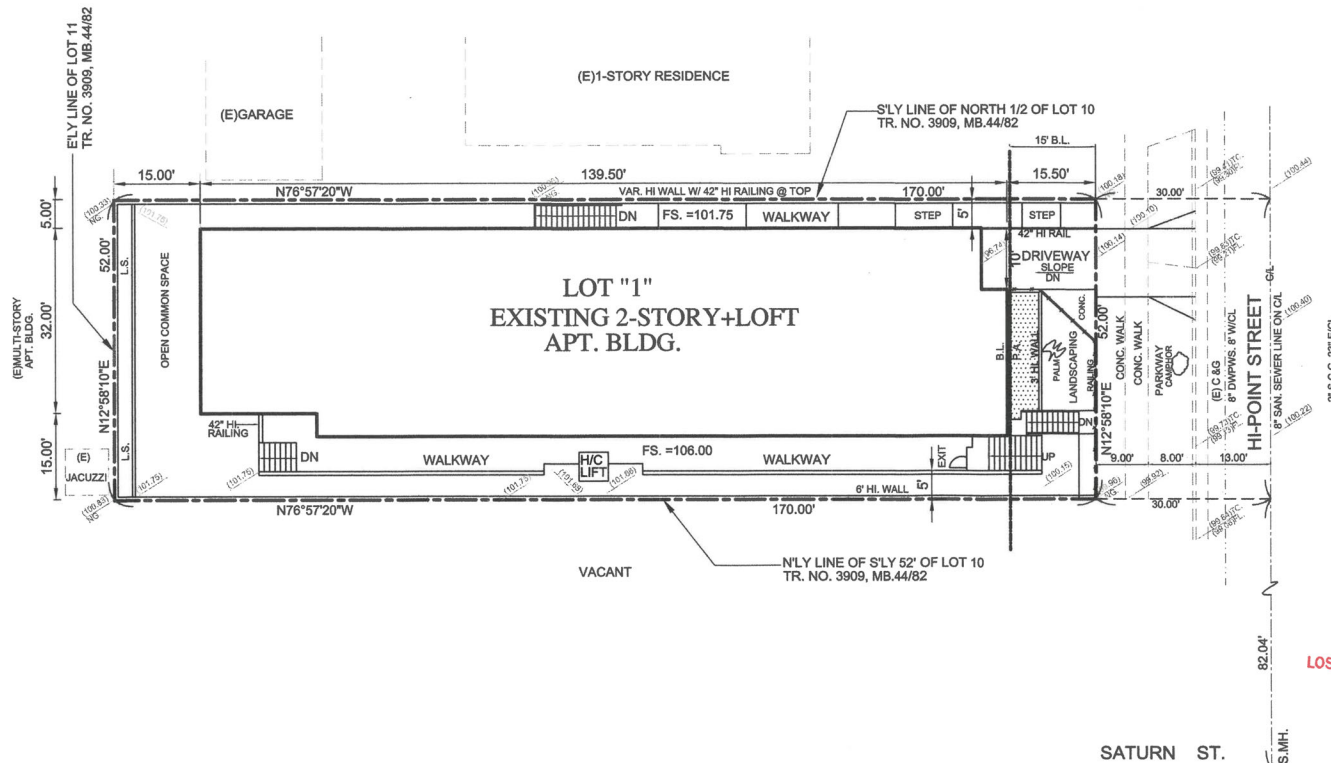
HAYK MARTIROSIAN  
DATE

1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208  
TEL: (818) 547-0543, FAX: (818) 547-1074

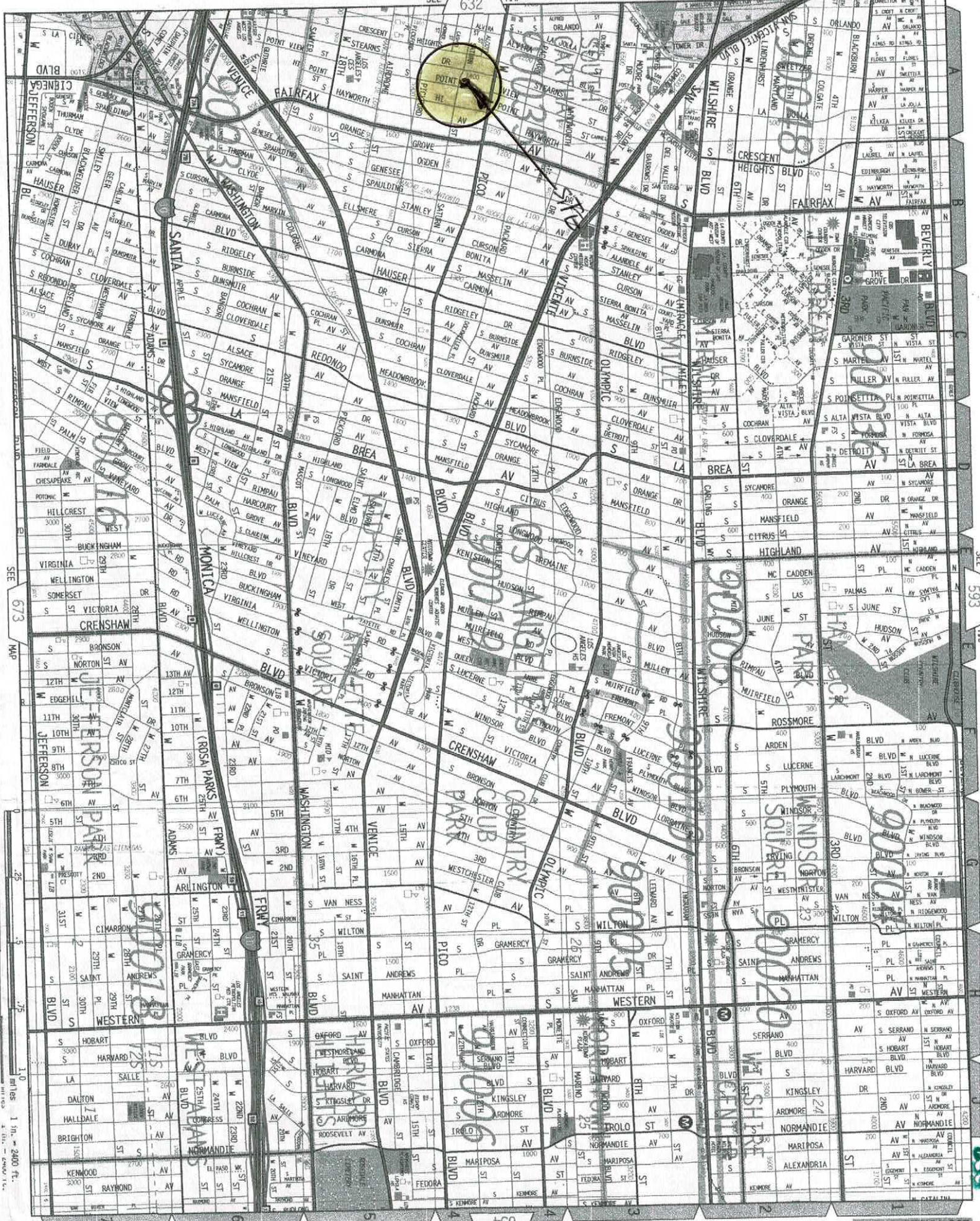
JUNE 11, 2024



VICINITY MAP  
NO SCALE










# INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

## ENABLE BOOKMARKS ONLINE:

\*\*If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

August 18, 2025

**VIA E-MAIL**

Central Area Planning Commission  
200 North Spring Street, 10th Floor  
Room 1010  
Email: apccentral@lacity.org

Re:	Appeal of:	TT-84566-CC-1A, TT-84566-C
	Address:	1451 South HI Point Street
	CEQA:	ENV-2024-3793-CE
	Appellant(s):	Ilan Douek, 1459 Hi Point LLC

Dear Commissioners:

Our office represents 1459 Hi Point, LLC (“Appellant”), which owns the real property located at 1459 South Hi Point Street within the City of Los Angeles (the “City”). Applicant seeks to convert eight existing residential units into condominiums (the “Project”). As explained below, the Project fails to provide required replacement low-income housing, violates certain tenant eviction protections and fails to comply with CEQA. Accordingly, Appellant respectfully requests that the Area Planning Commission (“APC”) uphold the appeal and deny the Project.

**I. The Project Fails to Provide Replacement Low-Income Housing**

The Housing Crisis Act of 2019 (Gov. Code § 66300 et seq.) requires one-for-one replacement of “protected” rental units in certain housing development projects, including condominium conversions. “Protected” units include those units “[o]ccupied by low-income households ( $\leq 80\%$  AMI) within the past five years.” (Gov. Code § 66300.6(b)(1) [requiring replacement], 66300.5 [defining “protected units”].)

Appellant believes that least one or more of the existing units are occupied or have been occupied by low-income tenants in the last five years. This triggers SB 8’s protections and requires the development to replace the protected unit(s) with one or more deed-restricted affordable units. The Decision, however, makes no mention of this obligation. Without a condition requiring compliance, the project will permanently remove low-income housing from the City’s inventory, in direct violation of section 66300(d). The Project should be denied.

5699073.1

## **II. The Project Violates the Tenant Eviction Protections**

The conversion of the rental units to condominiums necessarily contemplates (and the Code allows) evicting tenants after twelve months in order to sell the converted units. (See LAMC § 12.95.2.G.6 [stating that the subdivider landlord “is not required to consent to continued tenancy beyond twelve months from the date of tentative map or preliminary parcel map approval”].) This violates state and local law.

The Tenant Protection Act of 2019 (Civil Code § 1946.2) prohibits a landlord from terminating a residential tenancy without “just cause” once the tenant has occupied the unit for 12 months (or certain combined periods). “Just cause” must be either at-fault (e.g., nonpayment, breach of lease) or no-fault (e.g., owner move-in, substantial remodel, compliance with a governmental order, etc.).

Notably, a condominium conversion is not listed as a permissible “no-fault” ground under § 1946.2(b)(2). The statute’s only potentially relevant ground, “intent to withdraw the residential real property from rental market,” applies only when the owner removes the property from rental use. Here, the Project merely allows the landlord to reoffer the units for sale. Afterward, the units can be rented again.

More importantly, the City’s Just Cause Eviction Ordinance only permits tenancy terminations in limited circumstances. The only potentially relevant ground for termination allows landlord “to withdraw the residential real property *permanently* from rental housing use when the landlord is withdrawing from rent or lease all residential real property on the same parcel of land.” (LAMC § 165.03.I.3.) Here, however, nothing about a condominium conversion permanently removes a property from the rental housing market. Once the condominium conversion occurs, the property can be re-rented. The conversion should not be permitted.

## **III. The Decision Does Not Comply With CEQA**

The Advisory Agency’s May 15, 2025 decision (“Decision”) determined that “the project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15301 (Class 1). . . .” (Decision, p. 1; see also *id.* at 11.) The Decision, however, provides no basis or reasoning for applying a Class 1 exemption, other than to say the exemption is “based on the whole of the administrative record.” (Decision, p. 11.) This is not enough.

The agency must cite some evidence that the categorical exemption applies. As one court noted. “If the lead agency concludes a project is exempt from review, it must issue a notice of



exemption **citing the evidence** on which it relied in reaching that conclusion.” (*Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1186, emphasis added; cf. *Tulare Lake Canal Co. v. Stratford Public Utility Dist.* (2023) 92 Cal.App.5th 380, 400–401 [when an agency files a notice of exemption, it must include a brief statement of reasons to support the finding of exemption], citations omitted.)

Without this information, the Decision’s mere reference to the administrative record cannot be used to support the Class 1 exemption. Until a fuller explanation for applying the Class 1 exemption has been provided, CEQA has not been complied with.

#### IV. Conclusion.

For the foregoing reasons, the Area Planning Commission (“APC”) should grant the appeal and deny the Project.

Respectfully,

A handwritten signature in blue ink, reading "Jackson D. McNeill". The signature is fluid and cursive, with a large loop at the beginning.

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