

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
CALIFORNIA



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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

05/06/2025

1120 Coronado CS LLC (A/O)
Itshak Franco
9831 Lost Springs Dr
Calabasas, CA 91301

Representative
BMR Enterprises
Aaron Belliston
5250 Lankershim Blvd, Ste 500
North Hollywood, CA 91601

RE: Parcel Map No. 2032-PMLA-CN
Address: 1120 North Coronado St
Community Plan: Silver Lake – Echo Park –
Elysian Valley
Council District: [13] – Councilmember Soto-
Martinez
Zone: R2-1VL
CEQA:

EXTENSION OF TIME

On July 6th, 2022, the Deputy Advisory Agency conditionally approved Parcel Map No. 2032-PMLA-CN for the merger and subdivision of two (2) lots into one (1) lot, located at 1120 and 1122 North Coronado Street, for a maximum of two (2) attached residential condominium units, as shown on the revised map stamp-dated March 7, 2022, in the R2-1VL Zone, located at 1120 North Coronado St within the Silver Lake – Echo Park – Elysian Valley Community Plan.

Pursuant to LAMC Sec. 13B.7.5.F.2. of Chapter 1A, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Sec. 13B.7.5.F.2.b. of Chapter 1A, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the Parcel Map No. 2032-PMLA-CN

Therefore, the new expiration date for the subject map is July 6th, 2031

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:NR

cc: Councilmember Hugo Soto-Martinez

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: AA-2021-2032-PMLA-CN PROJECT ADDRESS: 1120 N Coronado St

DATE OF APPROVAL: 07/06/22 EFFECTIVE DATE OF APPROVAL: 07/21/22

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

Financing

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled “By-Right Time Extensions per Ordinance 182,106” (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: Itshak Franco Company: 1120 Coronado CS LLC
 Address: 3831 Lost Springs Dr Telephone: 323-677-2500
 Zip: 91301 E-mail: info@bmrla.com

Property Owner: Itshak Franco Company: 1120 Coronado CS LLC
 Address: 3831 Lost Springs Dr Telephone: 323-677-2500
 Zip: 91301 E-mail: info@bmrla.com

Representative: Aaron Belliston Company: BMR Enterprises
 Address: 5250 Lankershim Blvd Ste 500 Telephone: 323-839-4623
 Zip: 91601 E-mail: aaron@bmrla.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: *Itshak Franco* Print: ITSHAK FRANCO

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of LOS ANGELES, On APRIL 8, 2025 before me, JUDITH SENDER
a NOTARY PUBLIC (Insert Name of Notary Public and Title)
 personally appeared ITSHAK FRANCO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.

[Signature]
 Signature

(Seal)



Planning Staff Use Only

Amount <u>1,357.92</u>	Invoice No. <u>102300</u>	Reviewed and Accepted by <u>Nathan Romine</u>	Date <u>5/8/25</u>
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: July 06, 2022

Appeal Date: July 21, 2022

Itshak and Nissan Franco (A)(O)
1061 ½ Spaulding Avenue
West Hollywood, CA 90046

Gregory Mazler (R)
GM Engineering
6634 Valjean Avenue
Van Nuys, CA 91406

Case No.	AA-2021-2032-PMLA-CN
Related Cases:	None
CEQA:	ENV-2021-2033-CE
Location:	1120 North Coronado Street
Council District:	13 – O’Farrell
Neighborhood Council:	Silver Lake
Community Plan Area:	Silver Lake – Echo Park – Elysian Valley
District Map:	141A205
Land Use Designation:	Low Medium I Residential
Zone:	R2-1VL
Legal Description:	Lots: 111 (Arb 2) and 112 (Arb 2), Block: None, Rowland Heights Tract

In accordance with provisions of Section 17.51 and 17.53 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 State CEQA Guidelines Article 19, Section 15303, Class 3(b) (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (Infill Development Project), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency approves Parcel Map No. AA-2021-2032-PMLA-CN for the merger and subdivision of two (2) lots into one (1) lot, located at 1120 and 1122 North Coronado Street, for a maximum of **two (2) attached residential condominium units**, as shown on the revised map stamp-dated March 7, 2022. This unit density is based on the R2-1VL 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

Contact Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Parcel 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. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated July 15, 2020, Log No. 113632 and attached to the case file for Parcel Map No. 2021-2032-PMLA-CN.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Contact Laura Duong of the Department of Building and Safety Zoning Section at (213) 482-0434.

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 dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.

Notes:

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A 4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

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 call (213) 482-6543. 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 Parcel Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - e. 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.
 - f. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - g. 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.
 - h. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet

- in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- i. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - j. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
 - k. Site plans shall include all overhead utility lines adjacent to the site.
 - l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - m. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
 - n. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150 feet horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
 - o. Entrance to the main lobby shall be located off the address side of the building.
 - p. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - q. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - r. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - s. 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.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF SANITATION

8. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel map and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated June 22, 2021. 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 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.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at 213-202-2682 or rap.parkfees@lacity.org, for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

11. The applicant shall submit a Protected Tree Report with a tree replacement plan prepared by a Tree Expert plan, as required by LAMC Ordinance No. 186,873, for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 4:1 tree replacement shall be required for the unavoidable loss of any protected on-site trees.

Note: Removal of Native Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removals.

12. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been

paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

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

- a. Limit the proposed development to a maximum of two (2) units.

Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition to the above, provide a minimum of ¼ guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

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

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- b. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- d. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- e. 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

C-1 That approval of this parcel map constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this parcel map 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 Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4 In order to expedite the development, the applicant may apply for a building permit for apartment units. However, prior to issuance of a building permit for apartment units, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable parcel map conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable parcel map conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

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 parcel map 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 parcel map 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 parcel map complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the parcel map be dedicated for public use by the parcel map, 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 parcel map 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 parcel map as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting.
 - (1) Construct new street light: one (1) on Coronado Street.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the 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:
 - (1) Improve Coronado Street adjoining the subdivision by the construction of the following:
 - (a) An integral concrete curb and gutter, a 5-foot wide concrete sidewalk and landscaping of the parkway.
 - (b) Suitable surfacing to join the existing pavements and to complete a 15-foot half roadway.
 - (c) Any necessary removal and reconstruction of existing improvements.
 - (d) The necessary transitions to join the existing improvements.

NOTES:

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

Any removal of the existing street trees shall require Board of Public Works approval.

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

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

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

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

FINDINGS OF FACT (CEQA)

Determined based on the whole of the administrative record as supported by the justification

prepared and found in the environmental case file, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3(b) (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (Infill Development Project), 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 Parcel Map No. AA-2021-2032-PMLA-CN 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 17.50, parcel maps are to be designed in conformance with the parcel 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 Silver Lake – Echo Park – Elysian Valley Community Plan, which designates the site with a Low Medium I Residential land use designation. The land use designation lists the R2, RD3, RD4, RZ2.5, RZ3, and R4 Zone as the corresponding zones. The Project Site is zoned R2-1VL, which is consistent with the land use designation. The project site has approximately 7,502.7 gross square-feet of lot area, which would permit a maximum of two (2) dwelling units. As shown on the parcel map, the Project proposes the merger and subdivision of two (2) lots into one (1) lot and the construction, use, and maintenance of two (2) attached residential condominium units, pursuant to LAMC Section 17.53, which is consistent with the density permitted by the R2-1VL Zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is 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 17.50 and 17.05 enumerates the design standards for a parcel 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 parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R2-1VL, the zone would permit a maximum of two (2) dwellings on the approximately 7,502.7 square-foot site. As the map is proposed for a two (2) residential condominium subdivision, it is consistent with the density permitted by the zone.

The parcel 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 parcel 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 Coronado 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. The Bureau of Engineering reviewed the parcel map and recommended the construction of one (1) street light on Coronado Street. 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 project site is an upsloping, rectangular site consisting of approximately 7,502.7 gross square-feet of lot area. The site was vacant and unimproved; however, the applicant has obtained permits to construct a three-story duplex. On April 16, 2021, the Department of Building and Safety issued Permit Application No. 19010-10000-04823 for a new three-story duplex with a basement garage. The duplex is currently under construction. The new duplex is three-stories, a maximum height of 33 feet, contains 6,044 square-feet of floor area, and a Floor Area Ratio (FAR) of 0.80:1. The new duplex includes two (2) two-car garages for a total of four (4) off-street covered parking spaces. The applicant proposes the merger and subdivision of two (2) lots into (1) lot for the duplex currently under construction into two (2) attached residential condominium units.

The project is located within 0.467 km (0.29 miles) from the Upper Elysian Park Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a flood zone, landslide, liquefaction, or tsunami inundation zone. The site is located within a designated Hillside Area, a BOE Special Grading Area, a Very High Fire Hazard Severity Zone, and a Methane Zone and will be required to comply with all applicable regulations as it pertains to development within these special areas. 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 site is within Flood Zone Type C, which denotes areas of minimal flood hazard and are areas outside of the Special Flood Hazard Area. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The parcel 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by GeoConcepts, Inc. dated August 10, 2005 as well as Addendum Reports dated October 26, 2006 and January 23, 2007 and an Update Report dated March 10, 2020 and has issued a Soils Approval Letter dated July 15, 2020 (Log No. 113632). 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.

Surrounding properties include a mix of residential and commercial uses. The properties to the north are zoned R2-1VL, designated Low Medium I Residential, and developed with duplexes, triplexes, and single-family residences. The properties to the east are zoned R2-1VL, designated Low Medium I Residential, and developed with single-family residences. The property to the south is zoned R2-1VL, designated Low Medium I Residential, and developed with a multi-family residence. Further south, properties are zoned R3-1VL, designated Medium Residential, and developed with multi-family residences. Properties to the southeast are zoned [Q]C2-1VL, designated Community Commercial, and developed with a mini-mall that includes a bakery, massage parlor, hair salon, and restaurants beyond that is a liquor store, and a recycling center. The properties to the west, across Coronado Street, are zoned RD1.5-1VL, designated Low Medium II Residential, and developed with single-family and multi-family residences. The surrounding residential uses range in height from one to three stories and the commercial uses are one-story. All surrounding properties are located in the Silver Lake – Echo Park – Elysian Valley Community Plan.

The project site is comprised of two unimproved parcels and consists of approximately 7,502.7 gross square feet of land. The project proposes the merger and subdivision of two (2) lots into one (1) lot and to make the duplex currently under construction into two (2) attached residential condominium units. The duplex under construction consists of a three-story residential structure with a maximum height of 33 feet, 6,044 square-feet of floor area, and a Floor Area Ratio (FAR) of 0.80:1 and two covered parking spaces in a ground-floor garage. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of two dwelling units and a height of 33 feet. The parcel 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by GeoConcepts, Inc. dated August 10, 2005, as well as Addendum Reports dated October 26, 2006 and January 23, 2007 and an Update Report dated March 10, 2020 and has issued a Soils Approval Letter dated July 15, 2020 (Log No. 113632). Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel 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 project site was vacant and unimproved; however, the applicant has obtained permits to construct a duplex and a grading permit. The duplex is currently under construction at the site. A tree letter prepared by Shelley Sparks, Registered Landscape Architect #2896, of Harmony Gardens, dated June 3, 2020, states that there are no trees existing on the property or in the public right of way. The surrounding area is presently developed with predominately residential structures and commercial structures further south. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not 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 Coronado Street, which is a public street. The project site consists of parcels identified as Lot Nos. 111 (Arb 2) and 112 (Arb 2) of the Rowland Heights Tract and is identified by the Assessor Parcel Map No. 5402-017-032. 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 parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel 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)

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2021-2032-PMLA-CN.

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

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

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

West Los Angeles
 1828 Sawtelle Boulevard
 2nd Floor
 Los Angeles, CA 90025
 (310) 231-2901

*Appeal forms are available on-line at www.planning.lacity.org.

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

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen
DEBORAH KAHEN, AICP
Deputy Advisory Agency

DK:JC:MA:EM

PRELIMINARY PARCEL MAP

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

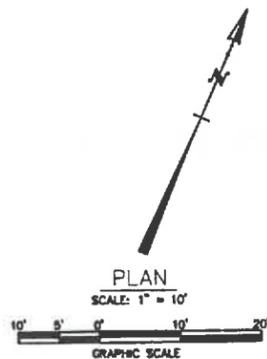
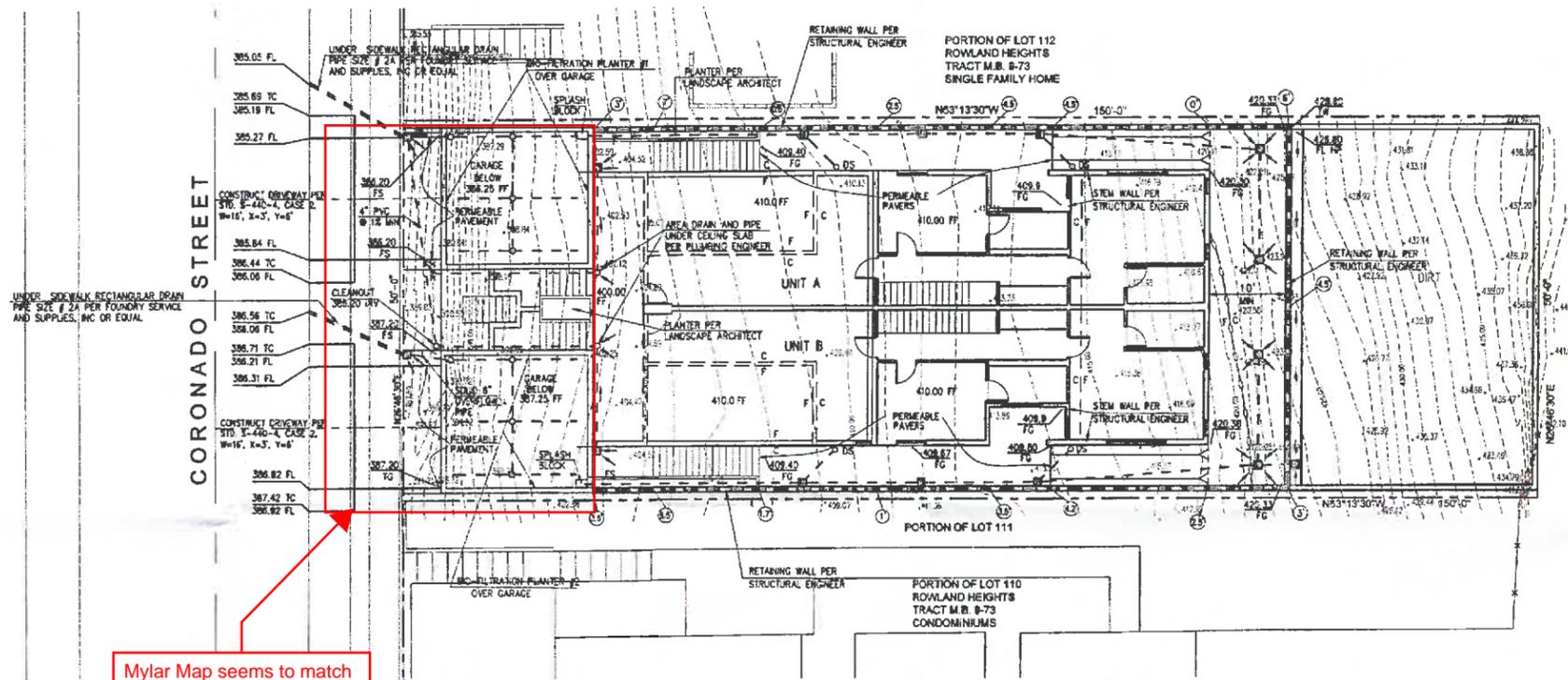
AA-2021-2032-PMLA-CN

THE NORTHEAST 40 FEET OF LOT 111 AND THE SOUTHWEST 10 FEET OF LOT 112, OF ROWLAND HEIGHTS TRACT, AS PER MAP RECORDED IN BOOK 9, PAGE 73, INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY.

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

MAR 07 2022

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



Mylar Map seems to match only this portion of the Parcel Map.

TENTATIVE APPROVAL

NO: *2021*
Approved without conditions
BY: *[Signature]*
Department of Building & Safety
Grading Division

PROJECT ADDRESS:
1120 N CORONADO ST
LOS ANGELES, CA 90028
APN: 6402-017-032
THOMAS GUIDE:
594/D7
DISTRICT MAP:
141A205

OWNER / SUBDIVIDER:
GOLDEN DEVELOPERS
C/O NISSAN FRANCO
1061 1/2 SPAULDING AVENUE
WEST HOLLYWOOD, CA 90045
(323) 822-1750

CIVIL ENGINEER:
FELIX LEVITAS, RCE 62311
GM ENGINEERING
6534 VALJEAN AVENUE,
VAN NUYS, CA 91406
(818) 908-1824

ZONING INFORMATION:
EXISTING: R2-1VL
PROPOSED: R2-1VL
GENERAL PLAN USE: LOW-MEDIUM DENSITY RESIDENTIAL

PROJECT AREA:
GROSS (TO CENTERLINE STREETS): 8,072.8 SQ. FT. (0.207 AC.)
NET (TRACT BOUNDARY): 6,002.2 SQ. FT.

PROPOSED PROJECT:
2 UNIT CONDOMINIUMS IN THE R2-1VL ZONE.
UNIT A : 3,022 SQ. FT.
UNIT B : 3,022 SQ. FT.

PROPOSED PARKING :
GARAGE PARKING - 2 PER UNIT
TOTAL - 4
TOTAL PROPOSED PARKING - 4

- NOTES :**
- PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
 - PROPERTY IS IN METHANE ZONE.
 - PROPERTY IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
 - THERE ARE NO PROTECTED TREES. THERE ARE NO TREES ON PROPERTY. NO TREES WITHIN THE PUBLIC RIGHT OF WAY.
 - PROPERTY IS LOCATED IN HILLSIDE AREA.
 - EXISTING FIRE HYDRANT IS LOCATED AT NW CORNER OF ELSINORE STREET.
 - PUBLIC SEWERS AVAILABLE IN ADJACENT STREETS.

LEGEND:

- PSL PIPE SLOPE
- TC TOP OF CURB
- FL FLOWLINE
- SCD SEWER CLEANOUT
- A/C ASPHALT CONCRETE
- FF FINISH FLOOR
- UT UNKNOWN UTILITY
- P.A. PLANTING AREA
- FS FINISH SURFACE
- FG FINISH GRADE
- FH FIRE HYDRANT
- HT, HEIGHT
- GM GAS METER
- +105.00 EXISTING ELEVATION
- 105.50 PROPOSED ELEVATION

SYMBOLS:

- EXISTING STRUCTURE
- EXISTING WALL AS NOTED
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD/IRON FENCE AS NOTED
- FINISHED SURFACE LINE
- C CENTERLINE
- P PROPERTY LINE
- (88) EXISTING CONTOUR ELEV.
- (22) PROPOSED CONTOUR ELEV.
- PROPOSED WALL
- EXISTING UTILITY AS NOTED

PROJECT SITE



KEY MAP

N.T.S.



PREPARED UNDER THE DIRECTION OF:

[Signature]
FELIX LEVITAS, RCE 62311 DATE 12-17-2020

GM Engineering
civil engineers, land surveyors & general contractors
6534 VALJEAN AVENUE, VAN NUYS, CA 91406
(818) 908-1824

DATE	BY	REVISIONS

PREPARED EXCLUSIVELY FOR:
C/O NISSAN FRANCO
1061 1/2 SPAULDING AVENUE
WEST HOLLYWOOD, CA 90045
(323) 822-1750

PRELIMINARY PARCEL MAP
1120 CORONADO STREET
LOS ANGELES, CA 90028

SHEET TITLE:
PRELIMINARY PARCEL MAP
SHEET NO. 1
OF 1 SHEETS
JOB NO. 208406135