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August 21, 2023

**Owner/Applicant**

Ludvig Lou Jingoizian  
JP Solutions LLC  
655 N. Central Ave. Unit 1700  
Glendale, CA 91203

**Representative**

Pedram Zohrevand, PhD, PE  
CES4 Engineering & Construction  
19562 Ventura Blvd., Unit 238  
Tarzana, CA 91356

**RE:** Parcel Map No. AA-2018-1653-PMLA-SL

Related Cases: ADM-2018-5914-SLD  
Address: 1311-1311 ½ N. Waterloo St.  
Community Plan: Silver Lake - Echo Park -  
Elysian Valley  
Council District: 13 – Hugo Soto-Martinez  
Existing Zone: RD2-1-VL  
CEQA: ENV-2018-1654-CE

**EXTENSION OF TIME**

On September 6, 2019, the Deputy Advisory Agency (DAA) approved AA-2018-1653-PMLA-SL for the approval of three (3) small lots, located at 1311-1311 ½ N. Waterloo Street in Silver Lake-Echo Park-Elysian Valley Community Plan. On October 2, 2019, letter of correction citing revised map stamped August 16, 2019, and revised Condition S3(c) to reflect site specific requirements mandated by the Bureau of Street Lighting.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.07 A.1, the initial life of the parcel map approval is three years. Absent an allowable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance, by **September 6, 2022**.

On July 5, 2023, the Subdivider's Representative, Pedram Zohrevand, PhD, PE from CES4 Engineering & Construction, provided written correspondence to City Planning, along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision Map Act (see email attached as **Exhibit 1**), pursuant to Government Code Sections 66463.5(d)(1)-(2). Specifically, this letter cites evidence of Los Angeles Department of Water and Power (LADWP), a public agency, delays between May 20, 2022 through January 17, 2023, **Exhibit 3**, specifically with regard to Conditions of Approval No. S-1(c) and 15. The delays were based on the installation of the water main for the project's water and power systems and clearance items needed for the final map, specifically LADWP's oversight regarding the issuance of an easement and dedication by LADWP. Due to the extended amount of time needed to review and clear the condition, there was an approximate 8-month delay. In addition, the applicant did not receive the letter until January 17, 2023, with the August 4, 2022 letter from LADWP, **Exhibits 2-4**. In addition, in review of conditions 1-9, there was a delay by the Bureau of Engineering in assigning the map checker by from March 22, 2022 to June 15, 2022, **Exhibit 5**. In addition, there was a delay with Los Angeles Department of Building and Safety (LADBS) from August 2, 2021, to September 2, 2021, **Exhibit 6**.

Based on the DAA's review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under AA-2018-1653-PMLA-SL, specifically the provisions set forth in Government Code Section 66463.5(d)(1)-(2), related to BOE's Conditions of Approval Nos. S1(c), and 15 (LADWP) and 1-9 (BOE). As much, the parcel map approval shall be tolled for 242 days (the period from August 2, 2021 to September 20, 2021 and March 17, 2022, to May 19, 2022 and May 20, 2022 to January 17, 2023 for a total of 365 days).

In addition, in accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the DAA is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2018-1653-PMLA-SL.

Therefore, the new expiration date for the subject map is **August 27, 2029.**

VINCENT P. BERTONI, AICP  
Director of Planning

*Nelson Rodriguez*  
Nelson Rodriguez  
Deputy Advisory Agency  
VPB:AMV: NR

cc: Councilmember Hugo Soto-Martinez

Encls.: Exhibit 1 – July 5, 2023 Letter from CES4 Engineering & Construction; with Exhibits 2 through 4  
Exhibit 2 – Email correspondences from Subdivider to LADWP  
Exhibit 5 – BOE Map Status Conditions  
Exhibit 6- LADBS permit information



## Exhibit 1

Anna Vidal <anna.vidal@lacity.org>

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### 1311 Waterloo Street-AA-2018-1653-PMLA-SL

1 message

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**Pedram Zohrevand** <pedram@ces4.com>

Wed, Jul 5, 2023 at 9:10 AM

To: Anna Vidal <anna.vidal@lacity.org>

Cc: Nelson Rodriguez <nelson.rodriguez@lacity.org>, Maya Zaitzevsky <maya.zaitzevsky@lacity.org>, Ludvig Jingoian <4ludvig@gmail.com>

Hi Anna,

I hope this email finds you well and refreshed. As per our meeting on June 13<sup>th</sup>, and as per your directive, we have thoroughly reviewed all activities and turnaround times regarding the Conditions of our Map (2018-1653).

Based on our research, we found three major delays with DWP, BOE (Survey), and Planning DSC, as elaborated below:

1. DWP (first attachment)- from 07/25/2022 till 01/17/2023 – 6 months
2. BOE (second and third Attachments)- from 03/22/2022 till 06/15/2022 (3 months) for assigning the map to a reviewer and 17 days for monument inspection
3. Planning (fourth attachment)- from 10/31/2022 till 01/11/2023 (3 months) following up with planning for reviewing Condition 21

As per above-mentioned details and supporting documents, there has been an accumulative delay of about 13 months for our Map Condition follow ups and review processes.

Out of this 13-month delay, 3 months (with Planning DSC) and 1 month (for Monument Survey Inspection) were overlapping with the other two major delays.

Please also note that, our first request for our Map Extension was submitted to the Planning Department on 04/13/2023 (7 months after our Map Expiration 09/06/2022), as shown in the fifth attachment to this email. Since 04/13/2023 we have had several correspondences and meetings with the Planning Department; however, we have not been given the option to provide delay history until 06/03/2023, when you kindly explained it to us at our meeting. Indeed, we could have provided this delay history (provided in this email) in April, 2023, which was 7 months after our Map Expiration. As such, it is fair to say that only 7 months of our delay would suffice the justification for the approval of our extension, although we have a proof of 9 months of delay with no overlapping and 13 months with overlapping.

Please kindly review these documents, and let us know if you have any questions, or if you need any further information.

We greatly appreciate your time and assistance regarding this matter.

Regards,

-----

Pedram Zohrevand, PhD, PE

Director

CES4 Engineering and Construction, CSLB#1042127

[19562 Ventura Blvd., Unit 238](#)

[Tarzana, CA 91356](#)



## Exhibit 2

Anna Vidal <anna.vidal@lacity.org>

### FW: [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487

1 message

**Pedram Zohrevand** <pedram@ces4.com>  
To: Anna Vidal <anna.vidal@lacity.org>  
Cc: Ludvig Jingoizian <4ludvig@gmail.com>

Wed, Jul 12, 2023 at 10:13 AM

**From:** Badua, Avelino <Avelino.Badua@ladwp.com>  
**Sent:** Tuesday, January 17, 2023 2:24 PM  
**To:** Azadeh <azadeh@ces4.com>; Ramirez, Jose L <JoseL.Ramirez@ladwp.com>; Ramirez, Walter <Walter.Ramirez@ladwp.com>  
**Cc:** Michael Soto <michael.soto@lacity.org>; Pedram Zohrevand <pedram@ces4.com>  
**Subject:** RE: [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487

Good afternoon,

Please see attached water clearance.

**From:** Azadeh <azadeh@ces4.com>  
**Sent:** Tuesday, January 17, 2023 10:59 AM  
**To:** Ramirez, Jose L <JoseL.Ramirez@ladwp.com>; Ramirez, Walter <Walter.Ramirez@ladwp.com>; Badua, Avelino <Avelino.Badua@ladwp.com>  
**Cc:** Michael Soto <michael.soto@lacity.org>; Pedram Zohrevand <pedram@ces4.com>  
**Subject:** RE: [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487

Good morning Jose,

I just wanted to follow up on your previous email & ask if you got any updates from Michael.

Regard,

Azadeh Sarafzadeh

Structural Designer

19562 Ventura Blvd., unit 238

Tarzana, CA 91356

Phone:818-600-8776

[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Ramirez, Jose L <JoseL.Ramirez@ladwp.com>  
**Sent:** Thursday, January 12, 2023 10:55 AM  
**To:** Azadeh <azadeh@ces4.com>; Ramirez, Walter <Walter.Ramirez@ladwp.com>; Badua, Avelino <Avelino.Badua@ladwp.com>  
**Cc:** Michael Soto <michael.soto@lacity.org>; Pedram Zohrevand <pedram@ces4.com>  
**Subject:** RE: [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487

Azadeh;

*"This clearance is for the Department's Power*

*Transmission and Distribution Business Unit only. The*

*Department's Water Services Organization (WSO) may have*

*additional requirements and any clearances of WSO facilities*

*will be sent under separate cover."* Is boilerplate language that is shown on all of the Power Clearance Letter. I wouldn't pay too much attention to it.

Michael;

Have you received any objections from the Water Services Organization?

---

**From:** Azadeh <azadeh@ces4.com>  
**Sent:** Thursday, January 12, 2023 10:31 AM  
**To:** Ramirez, Jose L <JoseL.Ramirez@ladwp.com>; Ramirez, Walter <Walter.Ramirez@ladwp.com>; Badua, Avelino <Avelino.Badua@ladwp.com>  
**Cc:** Pedram Zohrevand <pedram@ces4.com>  
**Subject:** [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487

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---

The point is on the last paragraph of the letter it says:

"this clearance is for the Department's Power

Transmission and Distribution Business Unit only. The

Department's Water Services Organization (WSO) may have additional requirements and any clearances of WSO facilities will be sent under separate cover.”

So they want to make sure there is no other clearance from WSO.

Regard,

Azadeh Sarafzadeh

Structural Designer

19562 Ventura Blvd., unit 238

Tarzana, CA 91356

Phone:818-600-8776

[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>  
**Sent:** Thursday, January 12, 2023 10:25 AM  
**To:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>; Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Subject:** PM LA 2018-1653 WORK REQUEST # 2270487

Azadeh;

This letter indicates that Tract Design (DWP) did not require any new easements to be shown on the above mentioned map. This letter was sent to the Mapping Section at the Bureau of Engineering (B.O.E.) on 03-22-2022. Is B.O.E. telling you anything contrary to this?

---

**From:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>  
**Sent:** Thursday, January 12, 2023 10:20 AM  
**To:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>; Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Subject:** RE: [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Yes we got this letter & sent it for survey deviation.

Regard,

Azadeh Sarafzadeh

Structural Designer

19562 Ventura Blvd., unit 238

Tarzana, CA 91356

Phone:818-600-8776

[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>

**Sent:** Thursday, January 12, 2023 10:18 AM

**To:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>; Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>

**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>

**Subject:** RE: [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Before I go any further, did Avelino send you a copy of this letter?

---

**From:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>

**Sent:** Thursday, January 12, 2023 10:04 AM

**To:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>; Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>

**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>

**Subject:** RE: [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Yes This is our parcel map no. : (PM 2018-1653 )

Regard,

Azadeh Sarafzadeh

Structural Designer

19562 Ventura Blvd., unit 238

Tarzana, CA 91356

Phone:818-600-8776

[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>  
**Sent:** Thursday, January 12, 2023 10:00 AM  
**To:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>; Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Subject:** RE: [EXTERNAL] [1311 WATERLOO ST., LOS ANGELES, CA 90026](#) / PERMIT NO.: 21030-20000-05089

Is there a tract number or work request number associated with this? We don't track by addresses.

---

**From:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>  
**Sent:** Thursday, January 12, 2023 9:56 AM  
**To:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>; Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Subject:** FW: [EXTERNAL] [1311 WATERLOO ST., LOS ANGELES, CA 90026](#) / PERMIT NO.: 21030-20000-05089

Hi Jose,

I just wanted to follow up on my previous email I sent you almost a month ago. We really want to know if we need easement for DWP/water system Since the map status tracking system is still showing that we need easement for DWP/water system(it's not mentioned "NO" in front of that part).

If it's needed please advise us how to apply & start the easement record for that. otherwise if it's not required please give us the water clearance letter as your confirmation. so we can send it to the survey division in order to

remove the tract map conditions & proceed the project.

Thank you in advance

Regard,

Azadeh Sarafzadeh

Structural Designer

[19562 Ventura Blvd., unit 238](#)

[Tarzana, CA 91356](#)

Phone:818-600-8776

[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Azadeh  
**Sent:** Tuesday, December 13, 2022 9:54 AM  
**To:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>  
**Cc:** Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Subject:** FW: [EXTERNAL] [1311 WATERLOO ST., LOS ANGELES, CA 90026](#) / PERMIT NO.: 21030-20000-05089

Good morning Jose,

Hope you are doing well.

Based on below conversation between me & Walter I just wanted to ask you if department of water does have any condition or clearance regarding this project with parcel map no. : (PM 2018-1653 ).

& if an easement is needed, how we could apply to record it?

Thank you in advance

Regard,

Azadeh Sarafzadeh

Structural Designer

[19562 Ventura Blvd., unit 238](#)

[Tarzana, CA 91356](#)

Phone:818-600-8776

[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>  
**Sent:** Monday, December 12, 2022 12:53 PM  
**To:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>; Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>; Ludvig Lou Jingoizian <[4ludvig@gmail.com](mailto:4ludvig@gmail.com)>; 'Lou Jingoizian' <[lou@universal1st.com](mailto:lou@universal1st.com)>  
**Subject:** RE: [EXTERNAL] [1311 WATERLOO ST., LOS ANGELES, CA 90026](#) / PERMIT NO.: 21030-20000-05089

Your project was most obviously review by our Title team, Avelino or Jose (Joe)

Avelino: customer has questions about how to go about acquiring the paperwork for the easement "power Section" is requesting as part of the condition.

Please connect with each other and move forward

Tahnks

---

**From:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>  
**Sent:** Monday, December 12, 2022 11:33 AM  
**To:** Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>; Ludvig Lou Jingoian <[4ludvig@gmail.com](mailto:4ludvig@gmail.com)>; 'Lou Jingoian' <[lou@universal1st.com](mailto:lou@universal1st.com)>  
**Subject:** [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

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---

Hi Walter,

We just had a phone conversation & first of all thank you so much for your help.

This is our parcel map no. : (PM 2018-1653 )

I'll so appreciate if you send me the link & contact information which we need to start the easement record if needed.

Regard,

Azadeh Sarafzadeh

Structural Designer

19562 Ventura Blvd., unit 238

Tarzana, CA 91356

Phone:818-600-8776

[WWW.CES4.COM](http://WWW.CES4.COM)



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 **ParcelMapNo.2018-1653\_20220811105846.pdf**  
216K

### Exhibit 3

Request from our surveyor to DWP  
for easement/dedication condition

#### **Pedram Zohrevand**

---

**From:** Karen Korganyan <kklsurveying@gmail.com>  
**Sent:** Monday, July 25, 2022 9:36 AM  
**To:** Lou Jingoian; Gary Ostby LA DWP; Rose Chin  
**Cc:** Pedram Zohrevand; Samira Baferooni  
**Subject:** Re: 2018-1653  
**Attachments:** fm 00002.pdf; fm 00001.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Gary,  
We need your help.  
Can you review the map and tell me if DWP needs easements running through this property?

Thank you,  
Karen  
818 482-6532

On Mon, Jul 25, 2022 at 3:39 AM Lou Jingoian <[lou@universal1st.com](mailto:lou@universal1st.com)> wrote:  
KAREN PLEASE RESPOND WITH STATUS!!

Best,

Ludvig Lou Jingoian  
818-554-2580

On Jul 21, 2022, at 3:45 PM, Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)> wrote:

Karen,

Are we removing the easement or addressing the issue to get the Approved Map? We need to move forward otherwise we lose our building plan check, which has a major consequences for all of us.

---

**From:** Karen Korganyan <[kklsurveying@gmail.com](mailto:kklsurveying@gmail.com)>  
**Sent:** Wednesday, July 20, 2022 11:31 AM  
**To:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Cc:** Lou Jingoian <[lou@universal1st.com](mailto:lou@universal1st.com)>; Samira Baferooni <[samira@ces4.com](mailto:samira@ces4.com)>  
**Subject:** Re: 2018-1653

Will work on it tonight.

*Follow up Request to DWP Real estate Division  
for Dedication / easement Condition*

---

**From:** Pedram Zohrevand  
**Sent:** Thursday, August 4, 2022 9:43 AM *Follow up*  
**To:** Gary Ostby LA DWP; Rose Chin  
**Cc:** Lou Jingoian; Karen Korganyan; Samira Baferooni; Ludvig Jingoian  
**Subject:** FW: 2018-1653  
**Attachments:** fm 00002.pdf; fm 00001.pdf

Good Morning Gary,  
We have a small lot subdivision project at 1311 Waterloo (please see attached).  
The parcel is being subdivided into three small lots with a common access/driveway.

As per our Parcel Map Plan Check Comments, we need to check if there is any need for DWP easement within this lot.

Please review and confirm if there is no need so we can proceed with our Plan Check.

Thanks,

-----  
Pedram Zohrevand, PhD, PE  
Director  
CES4 Engineering and Construction, CSLB#1042127  
19562 Ventura Blvd., Unit 238  
Tarzana, CA 91356  
Phone: 818-724-4857  
[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Karen Korganyan <kklsurveying@gmail.com>  
**Sent:** Monday, July 25, 2022 9:36 AM  
**To:** Lou Jingoian <lou@universal1st.com>; Gary Ostby LA DWP <Gary.ostby@ctt.com>; Rose Chin <rose.chin@lacity.org>  
**Cc:** Pedram Zohrevand <pedram@ces4.com>; Samira Baferooni <samira@ces4.com>  
**Subject:** Re: 2018-1653

Good morning Gary,  
We need your help.  
Can you review the map and tell me if DWP needs easements running through this property?

Thank you,  
Karen  
818 482-6532

## Pedram Zohrevand

---

**From:** Rose Chin <rose.chin@lacity.org>  
**Sent:** Monday, December 12, 2022 10:15 AM  
**To:** Pedram Zohrevand  
**Cc:** Ludvig Lou Jingoian; Azadeh; Karen Korganyan  
**Subject:** Re: PMLA 2018-1653-1311 Waterloo

Hi Pedram,

I am not sure who you can contact. It used to be Gary Ostby, but he retired recently.

Best regards,

Rose Chin  
Survey Division | Survey Party Chief I  
Bureau of Engineering | Department of Public Works  
201 N. Figueroa St., Suite 1100  
Los Angeles, CA 90012  
Mail Stop 904  
Phone: 213-482-7186 | Fax: 213-482-7175



*we have not received any responses from DWP/Gary; therefore, we contacted BOE/survey to ask for help and any contact at DWP for this condition clearance.*

On Thu, Dec 8, 2022 at 5:05 PM Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)> wrote:

Hi Rose,

I finally could log in and check the Map Status.

As per the status, we have two conditions for Water and Power easements. Can you please let me know the LADWP contact that we can follow up with for these easements.

Thanks,

-----  
Pedram Zohrevand, PhD, PE

## Pedram Zohrevand

---

**From:** Azadeh  
**Sent:** Monday, December 12, 2022 11:33 AM  
**To:** walter.ramirez@ladwp.com  
**Cc:** Pedram Zohrevand; Ludvig Lou Jingoian; 'Lou Jingoian'  
**Subject:** 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Hi Walter,

We just had a phone conversation & first of all thank you so much for your help.

This is our parcel map no. : (PM 2018-1653)

I'll so appreciate if you send me the link & contact information which we need to start the easement record if needed.

Regard,

Azadeh Sarafzadeh  
Structural Designer  
19562 Ventura Blvd., unit 238  
Tarzana, CA 91356  
Phone:818-600-8776  
[WWW.CES4.COM](http://WWW.CES4.COM)



After several follow up with DWP,  
we finally talked to Walter and explained  
the situation that no one has been  
responding to us, and he asked us  
to send him an email with the  
Project information so he can help us  
with the easement/Dedication condition

## Pedram Zohrevand

---

**From:** Azadeh  
**Sent:** Tuesday, December 13, 2022 9:54 AM  
**To:** Ramirez, Jose L  
**Cc:** Ramirez, Walter; Pedram Zohrevand  
**Subject:** FW: [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Good morning Jose,  
Hope you are doing well.

Based on below conversation between me & Walter I just wanted to ask you if department of water does have any condition or clearance regarding this project with parcel map no. : (PM 2018-1653 ).  
& if an easement is needed, how we could apply to record it?

Thank you in advance

Regard,  
Azadeh Sarafzadeh  
Structural Designer  
19562 Ventura Blvd., unit 238  
Tarzana, CA 91356  
Phone:818-600-8776  
[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>  
**Sent:** Monday, December 12, 2022 12:53 PM  
**To:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>; Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>; Ludvig Lou Jingoian <[4ludvig@gmail.com](mailto:4ludvig@gmail.com)>; 'Lou Jingoian' <[lou@universal1st.com](mailto:lou@universal1st.com)>  
**Subject:** RE: [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Your project was most obviously review by our Title team, Avelino or Jose (Joe)

Avelino: customer has questions about how to go about acquiring the paperwork for the easement "power Section" is requesting as part of the condition.

Please connect with each other and move forward

Tahnks

---

**From:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>  
**Sent:** Monday, December 12, 2022 11:33 AM  
**To:** Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>  
**Cc:** Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>; Ludvig Lou Jingoian <[4ludvig@gmail.com](mailto:4ludvig@gmail.com)>; 'Lou Jingoian'

## Pedram Zohrevand

---

**From:** Azadeh  
**Sent:** Thursday, January 12, 2023 9:56 AM  
**To:** Ramirez, Jose L; Ramirez, Walter; Badua, Avelino  
**Cc:** Pedram Zohrevand  
**Subject:** FW: [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Hi Jose,

I just wanted to follow up on my previous email I sent you almost a month ago. We really want to know if we need easement for DWP/water system Since the map status tracking system is still showing that we need easement for DWP/water system(it's not mentioned "NO" in front of that part).

If it's needed please advise us how to apply & start the easement record for that. otherwise if it's not required please give us the water clearance letter as your confirmation. so we can send it to the survey division in order to remove the tract map conditions & proceed the project.

Thank you in advance

Regard,  
Azadeh Sarafzadeh  
Structural Designer  
19562 Ventura Blvd., unit 238  
Tarzana, CA 91356  
Phone:818-600-8776  
[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Azadeh  
**Sent:** Tuesday, December 13, 2022 9:54 AM  
**To:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>  
**Cc:** Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Subject:** FW: [EXTERNAL] 1311 WATERLOO ST., LOS ANGELES, CA 90026 / PERMIT NO.: 21030-20000-05089

Good morning Jose,

Hope you are doing well.

Based on below conversation between me & Walter I just wanted to ask you if department of water does have any condition or clearance regarding this project with parcel map no. : (PM 2018-1653 ).

& if an easement is needed, how we could apply to record it?

Thank you in advance

Regard,  
Azadeh Sarafzadeh  
Structural Designer

## Pedram Zohrevand

---

**From:** Badua, Avelino <Avelino.Badua@ladwp.com>  
**Sent:** Tuesday, January 17, 2023 2:24 PM  
**To:** Azadeh; Ramirez, Jose L; Ramirez, Walter  
**Cc:** Michael Soto; Pedram Zohrevand  
**Subject:** RE: [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487  
**Attachments:** ParcelMapNo.2018-1653\_20220811105846.pdf

Good afternoon,

Please see attached water clearance.

*finally, after 6 months, we received  
water easement clearance from DWP*

---

**From:** Azadeh <azadeh@ces4.com>  
**Sent:** Tuesday, January 17, 2023 10:59 AM  
**To:** Ramirez, Jose L <JoseL.Ramirez@ladwp.com>; Ramirez, Walter <Walter.Ramirez@ladwp.com>; Badua, Avelino <Avelino.Badua@ladwp.com>  
**Cc:** Michael Soto <michael.soto@lacity.org>; Pedram Zohrevand <pedram@ces4.com>  
**Subject:** RE: [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487

Good morning Jose,

I just wanted to follow up on your previous email & ask if you got any updates from Michael.

Regards,  
Azadeh Sarafzadeh  
Structural Designer  
19562 Ventura Blvd., unit 238  
Tarzana, CA 91356  
Phone:818-600-8776  
[WWW.CES4.COM](http://WWW.CES4.COM)



---

**From:** Ramirez, Jose L <[JoseL.Ramirez@ladwp.com](mailto:JoseL.Ramirez@ladwp.com)>  
**Sent:** Thursday, January 12, 2023 10:55 AM  
**To:** Azadeh <[azadeh@ces4.com](mailto:azadeh@ces4.com)>; Ramirez, Walter <[Walter.Ramirez@ladwp.com](mailto:Walter.Ramirez@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>  
**Cc:** Michael Soto <[michael.soto@lacity.org](mailto:michael.soto@lacity.org)>; Pedram Zohrevand <[pedram@ces4.com](mailto:pedram@ces4.com)>  
**Subject:** RE: [EXTERNAL] RE: PM LA 2018-1653 WORK REQUEST # 2270487

Azadeh;

*"This clearance is for the Department's Power Transmission and Distribution Business Unit only. The Department's Water Services Organization (WSO) may have additional requirements and any clearances of WSO facilities will be sent under separate cover."* Is boilerplate language that is shown on all of the Power Clearance Letter. I wouldn't pay too much attention to it.



## Exhibit 4

Eric Garcetti, Mayor

Board of Commissioners  
Cynthia McClain-Hill, President  
Cynthia M. Ruiz, Vice President  
Jill Banks Barad-Hopkins  
Mia Lehrer  
Nicole Neeman Brady  
Chante L. Mitchell, Secretary

BUILDING A STRONGER L.A.

Martin L. Adams, General Manager and Chief Engineer

August 4, 2022

Mr. Bert Moglebust  
Land Development Section  
Bureau of Engineering  
Department of Public Works  
201 North Figueroa Street, Room 200  
Los Angeles, California 90012

Dear Mr. Moglebust:

Subject: Parcel Map No. 2018-1653  
North of Reservoir Street and West of Waterloo Street

Please refer to your letter dated May 20, 2022. This parcel can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and upon payment of regular service connection charges. All required water mains have been installed.

Therefore, the Water Services Organization (WSO) of LADWP does not object to the recordation of this parcel map.

Questions regarding WSO clearance should be directed to LADWP, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1216.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Martin Lam', is written over a light blue horizontal line.

Martin Lam, P.E.  
Engineer of Central District  
Water Distribution Engineering

SO:rp

c: Mr. Vincent Bertoni, Director  
Department of City Planning  
District Engineer, Bureau of Engineering  
Map No. 140-207

KKL Surveying  
Attention: Karen Korganyan  
Los Angeles City Fire Department  
Water Service Representative



Map Status Tracking System

Map Number  
2018-1653

Review Map Information  
Attachments

View Attachment(s)

Main Menu

## Exhibit 5

Reference Information	Tentative Action	Owner/Engineer/Surveyor	Advisory Agency Action
Conditions of Approval	Conditions List	Final Action	Prints Distribution
Map Tracking Details	Bids	Map to Final Review	Final Review

### Map Status Tracking System

#### MAP TRACKING DETAILS

Map Expiration Date: 09/06/2022

Map Number 2018-1653

Track	Date	Submittal Number	Number of Sheets	Assign To
Final map received by LDG from applicant	03/17/2022		2	
<u>Final map received by Survey from LDG</u>	<u>03/22/2022</u>	1	2	
<u>Assign map checker</u>	<u>06/15/2022</u>	1	2	R Chin
Check print corrections sent by Survey to applicant as PDF by email.	06/15/2022	1	2	R Chin
Check print corrections returned to Survey by applicant as PDF by email.	08/16/2022	2	2	R Chin
Check print corrections sent by Survey to applicant as PDF by email.	09/02/2022	2	2	R Chin
Check print corrections returned to Survey by applicant as PDF by email.	09/13/2022	3	2	R Chin
Survey check conditionally approved, sent to applicant as PDF by email.	10/04/2022	3	2	R Chin

3 months to be assigned for review



## Exhibit 6

### Los Angeles Department of Building and Safety

#### Certificate Information: 1311 N WATERLOO ST 90026

**Application / Permit** 21010-20000-03921  
**Plan Check / Job No.** B21VN10147  
**Group** Building  
**Type** Bldg-New  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** (1) Dwelling - Single Family  
**Work Description** "Small lot subdivision pursuant to Tentative Tract No./Preliminary Parcel Map No. AA-2018-1653-PMLA-SL. A certificate of occupancy (temporary or final) shall not be issued until after the final map has been recorded." NEW 3-STORY 33'-0" X 32'-6" SFD WITH HABITABLE BASEMENT AND WITH ATT. 2-CAR GAR. & ROOF DECK; FIRE SPRINKLERS NFPA-13D REQ'D THROUGH-OUT (PER AA-2018-1653-PMLA-SL).  
**Permit Issued** No  
**Current Status** Reviewed by Supervisor on 9/20/2021

#### Permit Application Status History

Submitted	<u>8/2/2021</u>	APPLICANT	→ Submitted to LADBS
Assigned to Plan Check Engineer	9/2/2021	RARES BODEA	↓ about 2 months
Corrections Issued	9/9/2021	RARES BODEA	
Reviewed by Supervisor	<u>9/20/2021</u>	STEVEN KIM	→ Received Comments
Building Plans Picked Up	9/23/2021	APPLICANT	_____

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ

CAROLINE CHOE

HELEN LEUNG

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

(213) 978-1271

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KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

October 2, 2019

Lou Jingoian and Aram Papazian (A)(O)  
JP Solutions, LLC  
1209 North Central Avenue  
Glendale, CA 91202

Karen Korgranyan (S)  
5642 Etiwanda Avenue, Unit No. 9  
Los Angeles, CA 91356

RE: Parcel Map No. AA-2018-1653-PMLA-SL  
Incidental Case No.: ADM-2018-5914-SLD  
Address: 1311-1311 ½ North Waterloo  
Street  
Related Case: None  
Community Plan: Silver Lake – Echo Park  
– Elysian Valley  
Zone: RD2-1VL  
District Map: 141A207  
Council District: 13 – O’Farrell  
CEQA No.: ENV-2018-1654-CE  
Legal Description: Lot 43, Alvarado Park  
Tract

**LETTER OF CORRECTION**

On September 6, 2019, the Deputy Advisory Agency determined, based on the whole of the administrative record, that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15315 (Class 15) and Section 15332 (Class 32) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines applies, and approved Preliminary Parcel Map No. AA-2018-1653-PMLA-SL, located at 1311 North Waterloo Street for a maximum of three (3) small lots as shown on **revised map stamp-dated August 16, 2019**, in the Silver Lake – Echo Park – Elysian Valley Community Plan in accordance with provisions of Section 12.22 C.27 (as amended by Ordinance No. 185,462) of the Los Angeles Municipal Code (LAMC).

On September 6, 2019, the Bureau of Street Lighting requested clarification regarding Bureau of Engineering – Standard Conditions, Condition No. S-3(c). The condition as shown in the Letter of Determination does not specify the site specific lighting requirements as recommended by the Bureau of Street Lighting in the memorandum dated June 18, 2019 and as discussed at the public hearing held on June 27, 2019.

The Letter of Determination inadvertently included the Bureau of Street Lighting Improvement condition as a Bureau of Engineering standard condition for the installation of one (1) street light on Waterloo Street instead of the site specific requirements recommended in the memorandum dated June 18, 2019 and as discussed at the public hearing. The Deputy Advisory Agency hereby corrects and clarifies that the requirements of Condition No. S-3(c) should reflect the site specific requirements recommended by the Bureau of Street Lighting.

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: September 6, 2019

Appeal Date: September 23, 2019

Lou Jingoian and Aram Papazian (A)(O)  
JP Solutions, LLC  
1209 North Central Avenue  
Glendale, CA 91202

Karen Korgranyan (S)  
5642 Etiwanda Avenue, Unit No. 9  
Los Angeles, CA 91356

RE: Parcel Map No. AA-2018-1653-PMLA-SL  
Incidental Case No.: ADM-2018-5914-SLD  
Address: 1311-1311 ½ North Waterloo  
Street  
Related Case: None  
Community Plan: Silver Lake – Echo Park  
– Elysian Valley  
Zone: RD2-1VL  
District Map: 141A207  
Council District: 13 – O’Farrell  
CEQA No.: ENV-2018-1654-CE  
Legal Description: Lot 43, Alvarado Park  
Tract

The Advisory Agency determined, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2018-1654-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15315 (Class 15) and Section 15332 (Class 32) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines applies. In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Preliminary Parcel Map No. AA-2018-1653-PMLA-SL, located at 1311 North Waterloo Street, for a **maximum of three (3) small lots** pursuant to LAMC Section 12.22 C.27 (as amended by Ordinance No. 185,462), in conjunction with the construction of three (3) small lot homes as shown on **revised map stamped August 16, 2019** in the Silver Lake – Echo Park – Elysian Valley Community Plan.

In accordance with the provisions of LAMC Section 17.53 J, the Advisory Agency dismisses the request for an Adjustment to allow a minimum lot area of 1,674 square feet per dwelling unit for the fourth unit in lieu of the minimum 2,000 square feet of lot area per dwelling unit required pursuant to LAMC Section 12.09.1 B.4 in so far as the request is no longer necessary.

(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**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Ms. Julia Li by calling (213) 202-3481.*

1. That a 5-foot wide strip of land be dedicated along Waterloo Street adjoining the subdivision to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of LA Mobility Plan.
2. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work adjoining any sewer easements and to construct adjoining the existing sewer facilities must be submitted to the City Engineer for approval.
3. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
5. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
7. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
8. 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.
9. That all pedestrian common access easements be shown on the final map.

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

10. 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 April 23, 2019, Log No. 107240-01 and attached to the case file for Parcel No. 2018-1653-SL.

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

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

11. 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. The submitted map does not comply with the maximum density (2,000 s.f. of lot area/dwelling unit) requirement of the **RD2-1VL Zone**. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.

- b. Show all street dedications 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 dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after all dedications.
- c. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes:

There is a 10 ft. Building Line along the Waterloo Street.

No parking spaces are allowed to back up onto a public street when the driveway is serving more than two dwelling unit. Show compliance to the satisfaction of LADBS during Plan Check.

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (Section 12.21A.17 LAMC).

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

12. 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) 220-8066. You should advise any consultant representing you of this requirement as well.*

13. Submit plot plans for Fire Department approval and review prior to recordation of this Parcel Map Action. In addition, the following items shall be satisfied:
  - a. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
    - i. Boxed-in eaves.

- ii. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
  - iii. Non-wood siding.
  - iv. Exposed wooden members shall be two inches nominal thickness.
  - v. Noncombustible finishes.
- b. Irrigated and managed greenbelts around the perimeter of all structures for a distance of **100'** feet shall be considered as a buffer between the brush and the proposed project.
- c. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401 (800) 994-4444.
- d. All structures shall have noncombustible roofs. (Non-wood)
- e. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- f. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- g. 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.
- 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. Site plans shall include all overhead utility lines adjacent to the site.
- j. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- k. 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.
- l. 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.

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

14. That the project be subject to any recommendations from the Los Angeles Unified School District.

**DEPARTMENT OF WATER AND POWER**

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

**BUREAU OF SANITATION**

16. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject property and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated October 30, 2018. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d).)

**DEPARTMENT OF RECREATION AND PARKS**

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

**INFORMATION TECHNOLOGY AGENCY**

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

**URBAN FORESTRY**

19. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.
20. 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 (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**

*Approvals are conducted at the Metro, West Los Angeles, or Valley Development Services Centers, unless otherwise indicated.*

21. 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 three (3) small lots as shown on the revised map stamp dated August 16, 2019.
  - b. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2018-5914-SLD. In the event the Advisory Agency modifies Parcel Map No. AA-2018-1653-PMLA-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans which are in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit.
  - c. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2018-1653-PMLA-SL shall not be issued until after the final map has been recorded.
  - d. Provide a minimum of two covered off-street parking spaces per dwelling unit.
  - e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable materials.
  - f. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
  - g. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, vinyl, wood, or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
  - h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - i. 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.
  - j. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community

driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall include a notice of the potential future dedication of Douglas Street adjoining the southerly border of the subdivision. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

k. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

l. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27 as adopted per Ord. 185,462:

i. Setbacks shall be permitted as follows:

SETBACK MATRIX				
Parcel	Front (E)	Side (N)	Side (S)	Rear (W)
A	10'-0"	6'-6"	10'-6"	13'-1"
B	0'-4"	6'-0"	17'-0"	12'-7"
C	0'-4"	6'-0"	6'-0"	15'-0"

Parcel A may observe the setback as required by the established building line adopted pursuant to Ordinance No. 46,864.

ii. The Common Access Driveway shall have a minimum width of 10 feet clear-to-sky.

22. 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 interests, 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, commission, committees, employees and volunteers.

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

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

#### **DEPARTMENT OF CITY PLANNING - STANDARD SMALL-LOT CONDITIONS**

- SL-1. That approval of this parcel map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this parcel map approval, the following conditions shall apply:
  - a. 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.

- b. 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.

SL-2. 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 grading or building permits before the recordation of the final map. 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.

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.

#### **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 Municipal Code.
- (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 comply with the width and area requirements of the Zoning Ordinance.
- (i) That one-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 one-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 one-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 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the 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 street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Construct new street light: one (1) on Waterloo 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 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:
  - (1) Improve Waterloo street being dedicated and adjoining the subdivision by the removal of the existing sidewalk and construction of a new concrete curb and gutter at the same location, and a new full width concrete sidewalk with tree wells; including any necessary removal and reconstruction of existing improvements.
  - (2) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

#### 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. This preliminary map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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.

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

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

The Advisory Agency hereby finds that this 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)**

The Deputy Advisory Agency has determined that based on the whole of the administrative record, Case No. ENV-2018-1654-CE, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15315 (Class 15) and Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Advisory Agency has determined that the Project is Categorically Exempt from environmental review pursuant to Section 15332 of the State CEQA Guidelines.

The subject property is a rectangular-shaped, 7,924 gross square-foot lot that is presently vacant and contains two (2) protected trees and nine (9) non-protected trees. The lot was previously developed with a single-family dwelling which was demolished in 2014 in accordance with a demolition permit, Permit Application No. 16019-1000-04927, issued by the Department of Building and Safety. The Project would require the removal of two (2) protected trees and nine (9) non-protected trees for the construction, use, and maintenance of three (3) small lot homes with attached garages. The project proposes grading approximately 792 cubic yards of earth and 388 cubic yards of export. As indicated in the Arborist Report prepared by James Komen of Class One Arboriculture Inc. dated March 18, 2018, there are two (2) protected California Black Walnut trees and nine (9) are non-protected trees located on site. The two (2) 20-foot tall protected *Juglans Californica* (California Black Walnut) trees were identified as nearly dead or drought stressed. The report was reviewed and approved for submittal by the Urban Forestry Division of the Bureau of Street Services. As referenced in the report, the two (2) protected California Black Walnut trees are proposed to be removed from the subject site and will be replaced with a minimum of eight (8) 5-gallon protected trees.

The proposed small lot homes will be three stories over a basement level. Two covered vehicle parking spaces are proposed for a total of eight on-site (8) spaces. Vehicular access to the small lot home on Parcel A will be provided by a individual driveway, while access to the small lot homes on Parcel B and C will be provided via a common access driveway.

There are five (5) Exceptions which must be considered in order to find a project qualifies for a categorical exemption pursuant to CEQA Guidelines Section 15300.2: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The subject site is in an area of the City that is primarily developed with single- and multi-family housing. At the time of consideration, there is not a succession of known projects of the same type in the same area as of the subject site. As previously described, the subject site is currently vacant and would require the removal of up to two (2) protected trees and nine (9) non-protected trees. As required by Code, the removal of the protected trees will require the submittal of an application to the Urban Forestry Division of the Bureau of Street Services and obtain approval of a permit to remove the trees from the Board of Public Works. Any approval from the Board would require compliance with conditions of the approval, which generally require a 4:1 replacement. The Project will construct three (3) small lot homes in conjunction with a small lot subdivision. The construction, use, and maintenance of the small lot homes would be consistent with the density and type of development in the surrounding area. It is anticipated that the construction of the dwelling units would be comply with all applicable regulatory measures and no significant impacts would occur.

The subject site is located to the north of the intersection of Reservoir Street and Waterloo Street in the Silver Lake – Echo Park – Elysian Valley Community Plan area. The site is located

approximately 22 miles from the Topanga Canyon State Scenic Highway, or State Route 27, which is the only State Scenic Highway within the City of Los Angeles.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles; as such, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource. Therefore, the exceptions of CEQA Guidelines Section 15300.2 do not apply.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The subject property is located within the Silver Lake – Echo Park – Elysian Valley Community Plan area, which designates the site for Low Medium II Residential land uses and is zoned RD2-1VL. As indicated on the land use map of the Community Plan, the RD2 Zone corresponds to the Low Medium II Residential land use designation and is therefore consistent with the land use designation. The RD2 Zone would permit a maximum of three (3) dwelling units on the subject site. As shown on the revised map stamp dated August 16, 2019, the project now consists of a maximum of three (3) small lots which will each be developed with a small lot home. The project would be required to comply with all applicable building and zoning codes, as determined by the Department of Building and Safety.

The proposed project would be developed on a lot that is approximately 0.18 acres and is located within the boundaries of the City of Los Angeles. The surrounding area is zoned for and primarily developed with single- and multi-family residential uses. Although the site is currently vacant, it was previously disturbed for the construction of a single-family dwelling that has now been demolished. It is anticipated that the site has no value as, a habitat for endangered, rare or threatened species.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance pollutant discharge, dewatering, stormwater mitigations; Best Management Practices for stormwater runoff; and approval for the removal and replacement of protected trees. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of three (3) three-story small lot homes will be on a site which has been previously developed and is

designated and zoned for such use. Therefore, the project meets all of the Criteria for the Class 32.

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

In connection with the approval of Parcel Map No. AA-2018-1653-PMLA-SL 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 II Residential land use designation. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zone as the corresponding zones. The project site is zoned RD2-1VL, which is consistent with the land use designation. The project site has approximately 7,924 gross square feet of lot area, which would permit a maximum of three (3) dwelling units. As shown on the parcel map stamp dated August 31, 2018, the subdivider proposed to subdivide the project site into four (4) small lots, pursuant to LAMC Section 12.22 C.27. The subdivider applied for an Adjustment pursuant to LAMC Section 17.53 J to allow for 1,674 square feet of lot area for the fourth dwelling unit, in lieu of the minimum 2,000 square feet of lot area required post dedication.

During the public hearing, Planning Staff clarified that the requested action related to the Adjustment was incorrect on the public hearing notice. The notice indicated that the Adjustment request was to permit a fourth dwelling unit with 1,924 square feet of lot area per dwelling unit in lieu of the required 2,000 square feet of lot area. The error was due to the fact that the calculation did not take into consideration the recommended five-foot dedication, which would result in an approximately 7,658 net square-foot site. During the public comment portion of the hearing, there were members of the public who spoke in opposition of the fourth dwelling unit. During the Subdivision Committee deliberation, the Deputy Advisory Agency indicated that due to the incorrect noticing of the Adjustment request, a second hearing would be required to be held if the applicant was going to pursue the request and held the case under advisement. On August 16, 2019, the representative of the subdivider submitted a revised preliminary parcel map for the subdivision of one lot into three (3) small lots in lieu of the originally proposed four (4) small lots. In reviewing the revised map stamp dated August 16, 2019, the Deputy Advisory Agency finds that it is consistent and conforms with the RD2 Zone and LAMC Section 12.22 C.27 and that the Adjustment is no longer necessary.

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 tract map. The revised parcel map was prepared by Karen Korganyan, PS No. 8510, and 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. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular or pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 12.22 C,27 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 and design of the buildings are 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 RD2-1VL, the zone would permit a maximum of three (3) dwellings on the approximately 7,624 net square-foot site. As discussed in Finding (a), the applicant submitted a revised parcel map to subdivide the one lot into three (3) small lots in lieu of the previously proposed four (4) small lots. As revised, the proposed density is consistent with the maximum permitted density of the RD2 Zone and an Adjustment is no longer necessary. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

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 improvements to the public right-of-way along Waterloo 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 subject site is a vacant, 7,924 gross square-foot lot in an area that is primarily developed with single- and multi-family dwelling units. As discussed in Finding (a) and (b), a revised map was submitted after the public hearing for the subdivision of one lot into three (3) small lots in lieu of the originally proposed four (4) small lots. In conjunction with the small lot subdivision, the subdivider proposes to construct three (3) small lot homes. The proposed use and density is consistent with the land use designation and zone.

The site is located within a High Fire Hazard Severity Zone, the Hillside Area, and BOE Special Grading Area, and the Upper Elysian Park Fault Zone, but is not located within the Alquist-Priolo Fault Zone. In addition to the conditions contained herein, the Project will be required to comply with all applicable regulations as it pertains to development within the 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 located within a flood zone, liquefaction, landslide, methane, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. 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 revised 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 Applied Earth Sciences dated March 15, 2019 and has issued a Soils Approval Letter dated April 23, 2019. 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 development of this lot is an infill of a residential neighborhood consisting primarily of single-family and multi-family homes. The adjacent properties to the north and south are zoned RD2-1VL, the adjacent property to west is zoned R1-1VL and the adjacent property to the east is zoned RD3-1VL.

The project site is a vacant, 7,924 gross square-foot lot with 11 trees on site. As discussed in the previous findings, the subdivider submitted a revised parcel map after the public hearing for the subdivision of the one lot into three (3) small lots in lieu of the previously proposed four (4) small lots. The revised Project proposes to construct three (3) small lot homes, which will be three (3) stories over a basement level. The small lot homes will be reviewed at the time of permitting by the Department of Building and Safety for conformance with all applicable building and zoning codes. Additionally, prior to the issuance of a 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 design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat. As indicated in the arborist report prepared by James Komen of Class One Arboriculture Inc. dated March 18, 2018, there are two (2) protected California Black Walnut trees and nine (9) are non-protected trees located on site. Although the Project proposes to remove the protected trees, the arborist report indicates that the trees are nearly dead or drought stressed. As indicated at the public hearing by the Deputy Advisory Agency, the removal of the protected trees will be required to comply with existing regulations, which requires approval from the Board of Public Works and compliance with tree replacement conditions. The surrounding area is presently developed with structures and neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. Any demolition, grading, and construction

will be conducted per the requirements of the Los Angeles Municipal Code and associated permits needed to perform such work. These permits also restrict work hours to mitigate noise pollution.

- (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 Waterloo Street, which is a public street. The project site consists of a parcel identified as Lot No. 43 of Alvarado Park Tract and is identified by the Assessor Parcel Map No. 5424-023-009. The small lot subdivision does require the establishment of a common access easement, the easement will be located entirely within the boundaries of the subdivision. 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.

**ADJUSTMENT FINDINGS (Sections 17.53 J and 12.28 C.4)**

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.
- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.
- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

In response to Findings (i) through (k), after the public hearing, the subdivider submitted a revised preliminary parcel map for the subdivision of one lot in to three (3) small lots in conjunction with the construction of three small lot homes. The proposed density of the revised Project is in compliance with the maximum permitted density of the RD2 Zone on the subject site which has approximately 7,924 gross square feet of lot area. Therefore, the subject request to permit a fourth dwelling unit with a minimum lot area per dwelling unit less than required by the RD2 Zone is hereby dismissed.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2018-1653-PMLA-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency



May Sirinopwongsagon  
Deputy Advisory Agency



Jane Choi  
Senior City Planner

MS:JC:CD

**Note:**

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

**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

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

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 90<sup>th</sup> day following the date on which the City's decision becomes final.

# PRELIMINARY PARCEL MAP L.A. NO. 2018-1653-SL

IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA  
FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF LOT 43 OF ALVARADO PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 38, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR SMALL LOT SUBDIVISION PURPOSES

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR PLANNING  
PARCEL MAP  
DATE: 16 2019  
REVISED MAP EXTENSION OF THE  
FINAL MAP UNIT MODIFIED  
REVIEW NUMBER AGENCY

OWNERS/SUBVIDER:  
IF SOLELY OWNED L.C., SUITE 201,  
1209 N. CENTRAL AVE.,  
GLENDALE, CA 91202.  
PHONE: (818) 554-2580  
PROJECT SURVEYOR:  
KAREN KORGANYAN  
15642 ETWANA AVENUE, UNIT NO. 9  
LOS ANGELES, CA 91356.  
PHONE: (818) 482-6532  
SITE ADDRESS:  
1311 WATERLOO STREET,  
LOS ANGELES, CA 90026.  
VACANT LAND

INTENDED USE CLASSIFICATION:  
PARCEL A - RESIDENTIAL  
PARCEL B - RESIDENTIAL  
PARCEL C - RESIDENTIAL  
PROPOSED PARCELS AREA:  
PARCEL A: 2,792 SQ. FT. - 0.064 AC.  
PARCEL B: 2,871 SQ. FT. - 0.066 AC.  
PARCEL C: 2,761 SQ. FT. - 0.052 AC.

NOTES:  
1. ALL EXISTING STRUCTURES TO BE REMOVED.  
2. HAZARDOUS CONDITIONS EXIST.  
3. NO HAZARDOUS CONDITIONS EXIST.  
4. NO OAK TREES ON SITE.  
5. TWO SOUTHERN CALIFORNIA BLACK WALNUT TREES ON SITE.  
6. NO WESTERN SYCAMORE TREES ON SITE.  
7. ALL EXISTING TREES TO BE REMOVED.  
8. ALL EXISTING TREES TO BE REMOVED.  
9. PARKING: EACH UNIT HAS 2 COVERED PARKING SPACES.

LEGAL DESCRIPTION:  
LOT 43 OF ALVARADO PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PG. 38, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
A.P.N. 5424-023-009.

BASIS OF BEARINGS:  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 27°43' E OF THE NORTHWESTERLY LINE OF WATERLOO STREET, FORMERLY STANISLAUS STREET, AS SHOWN ON THE MAP OF ALVARADO PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 38, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
BENCHMARK:  
BENCH MARK: 12-31565. DATUM: NAVD 1988. YEAR OF ADJUSTMENT: 2000. ELEVATION (FEET): 468.243. ELEVATION (METERS): 142.721. DESCRIPTION: CUT SPK W/ CURB WATERLOO ST. 12.271 S OF BC CURB MET S OF MONTANA ST. BENCH MARK: 12-31552. DATUM: NAVD 1988. YEAR OF ADJUSTMENT: 2000. ELEVATION (FEET): 469.253. ELEVATION (METERS): 143.060. DESCRIPTION: SPK E CURB WATERLOO ST. 7.171 NO RESERVOIR ST.

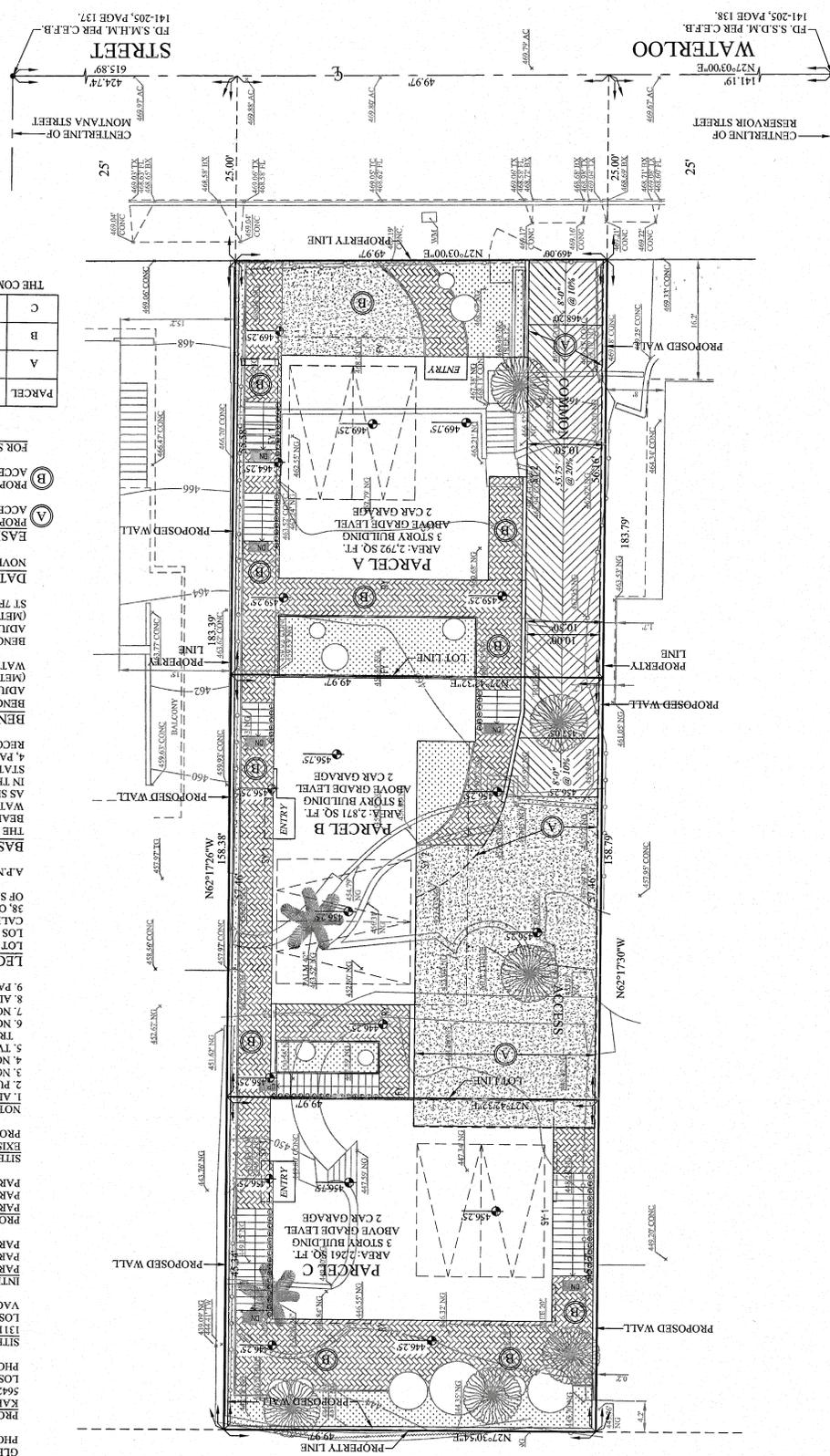
EASEMENT NOTES:  
(A) PROPOSED VARIABLE WIDTH EASEMENT FOR COMMON ACCESS, DRIVEWAY, INGRESS AND EGRESS PURPOSES.  
(B) PROPOSED VARIABLE WIDTH EASEMENT FOR COMMON ACCESS, INGRESS AND EGRESS PURPOSES.  
FOR SMALL LOT SUBDIVISION PURPOSES.

PARCEL	FRONT (E)	SIDE (N)	SIDE (S)	REAR (W)
A	10'-0"	6'-6"	10'-6"	13'-1"
B	0'-4"	6'-0"	17'-0"	12'-7"
C	0'-4"	6'-0"	6'-0"	15'-0"

THE COMMON ACCESS DRIVEWAY SHALL HAVE A MINIMUM WIDTH OF 10 FEET CLEAR-TO-SKY.



KAREN KORGANYAN PLS 8510  
KORGANYAN  
PREPARED UNDER THE DIRECTION OF:



PD, S.S.D.M. PER C.E.F.B. 141-205, PAGE 138.

PD, S.M.H.M. PER C.E.F.B. 141-205, PAGE 137.