

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

Monique Lawshe
PRESIDENT

Elizabeth Zamora
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
KAREN MACK

MICHAEL R. NEWHOUSE

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

July 25, 2024

Owner

Grace Kwok (A)(O)
MMVista LLC
711 S First Avenue
Arcadia, CA 91006

RE: AA-2019-7027-PMLA-SL

Address: 1304 N Maltman Avenue
Community Plan: Silver Lake – Echo Park –
Elysian Valley Community Plan
Council District: 13 – Soto-Martinez
Zone: RD2-1VL
CEQA: ENV-2019-7028-CE

Representative

Philip Chan
MMVista LLC
711 S First Avenue
Arcadia, CA 91006

EXTENSION OF TIME

On October 14, 2021 the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2019-7027-PMLA-SL for a maximum three (3) small lots pursuant to LAMC Section 12.22 C.27 of Chapter 1, as shown on the revised map stamp-dated April 1, 2021 in the RD2-1VL Zone, located at 1304 N Maltman within the Silver Lake – Echo Park – Elysian Valley Community Plan.

Pursuant to LAMC Section 17.56 A.1 of Chapter 1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2 of Chapter 1, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2019-7027-PMLA-SL.

Therefore, the new expiration date for the subject map is **October 14, 2030**.

VINCENT P. BERTONI, AICP
Director of Planning

**Andrew
Jorgensen**

Andrew Jorgensen
Deputy Advisory Agency
VPB: AJ : RV: RM

Digitally signed by Andrew
Jorgensen
Date: 2024.07.25 13:55:59
-07'00'

cc: Councilmember Hugo Soto-Martinez



May 5, 2023

Grace Kwok (A) (O)
MMVista LLC
711 S. First Avenue
Arcadia, CA 91006

Janet Chan (R)
MMVista LLC
711 S. First Avenue
Arcadia, CA 91006

Case No.	AA-2019-7027-PMLA-SL
Related Cases:	ADM-2019-7029-SLD
CEQA:	ENV-2019-7028-CE
Address:	1304 North Maltman Avenue
Community Plan Area:	Silver Lake – Echo Park – Elysian Valley
Zone:	RD2-1VL
District Map:	142-5A203
C.D.:	13- Soto-Martinez
Legal Description:	Lot: 64, Block: None, Tract: Capitol Hill

LETTER OF CORRECTION

On October 14, 2021, in accordance with provisions of Sections 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued a Letter of Determination (LOD) conditionally approving Preliminary Parcel Map No. AA-2019-7027-PMLA-SL, for a maximum of three (3) small lots, as shown on revised map stamp-dated April 1, 2021, in the Silver Lake – Echo Park – Elysian Valley Community Plan. The appeal period lapsed, and no appeals were filed.

On April 18, 2023, the applicant reached out to the Planning Department regarding Condition of Approval No. 21.c. which requires the applicant to provide two covered off-street parking space per dwelling unit. However, the approved Exhibit A shows the project would provide two covered and four uncovered off-street parking spaces. The applicant requests a correction of the condition to remove the term “covered” from Condition No. 21.c.

The Advisory Agency considered the requests and determined that the corrections requested by the applicant are necessary and acceptable since the off-street parking spaces for small lot projects are not required to be covered. Therefore, the Letter of Determination issued by the Advisory Agency on October 14, 2021, for Case No. AA-2019-7027-PMLA-SL, shall be corrected to read as follows:

Note: Deleted text is shown in strikethrough and added text is **italicized and underlined**.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

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

All other conditions shall remain unchanged. The subdivider is advised that the above action does not extend the time of recording the final parcel map.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahan
Deborah Kahan, AICP
Deputy Advisory Agency

VPB:DK:VS: yl



February 1, 2023

Grace Kwok (A) (O)
MMVista LLC
711 S. First Avenue
Arcadia, CA 91006

Janet Chan (R)
MMVista LLC
711 S. First Avenue
Arcadia, CA 91006

Case No.	AA-2019-7027-PMLA-SL
Related Cases:	ADM-2019-7029-SLD
CEQA:	ENV-2019-7028-CE
Address:	1304 North Maltman Avenue
Community Plan Area:	Silver Lake – Echo Park – Elysian Valley
Zone:	RD2-1VL
District Map:	142-5A203
C.D.:	14 - de Leon
Legal Description:	Lot: 64, Block: None, Tract: Capitol Hill

LETTER OF CORRECTION

On October 14, 2021, in accordance with provisions of Sections 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued a Letter of Determination (LOD) conditionally approving Preliminary Parcel Map No. AA-2019-7027-PMLA-SL, for a maximum of three (3) small lots, as shown on revised map stamp-dated April 1, 2021, in the Silver Lake – Echo Park – Elysian Valley Community Plan. The appeal period lapsed, and no appeals were filed.

On January 25, 2023, the Bureau of Engineering received an Inter-Departmental Correspondence from the Bureau of Street Services Urban Forestry Division (UFD) indicating that UFD is opposed to the removal of three healthy mature Mexican Fan Palms (*Washingtonia robusta*) growing in front of 1304 North Maltman Avenue. As street widening was a condition of approval in the Letter of Determination dated October 14, 2021, on January 30, 2023, the Bureau of Engineering requested that the City Planning Department issue a Letter of Correction for Condition S.3(i).

The Advisory Agency considered the requests and determined that the corrections requested by the Bureau of Engineering are necessary and acceptable. Therefore, the Letter of Determination issued by the Advisory Agency on October 14, 2021, for Case No. AA-2019-7027-PMLA-SL, shall be corrected to read as follows:

Note: Deleted text is shown in ~~strikethrough~~ and added text is ***italicized and underlined***.

BUREAU OF ENGINEERING - STANDARD CONDITIONS S.3(i)

S-3(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

b) Improve Maltman Avenue adjoining the subdivision by the construction of the following:

1. An integral concrete curb and gutter, and 5-foot wide concrete sidewalk and landscaping of the parkway.
2. Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
3. Any necessary removal and reconstruction of existing improvements.
4. The necessary transitions to join the existing improvements.

Note: Street trees exist along Maltman Avenue and denial of their removal could impact the ability to widen the roadway. In the event that the Bureau of Street Services, Urban Forestry Division deny the removal of street trees, then improve the Maltman Avenue by the construction of the following:

Improve Maltman Avenue adjoining the subdivision by the repair or replace the existing concrete curb and gutter and existing concrete sidewalk, including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

All other conditions shall remain unchanged. The subdivider is advised that the above action does not extend the time of recording the final parcel map.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen
Deborah Kahen, AICP
Deputy Advisory Agency

VPB:DK: yl

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: October 14, 2021

Appeal Date: October 29, 2021

Grace Kwok (A) (O)
MMVista LLC
711 S. First Avenue
Arcadia, CA 91006

Janet Chan (R)
MMVista LLC
711 S. First Avenue
Arcadia, CA 91006

Case No.	AA-2019-7027-PMLA-SL
Related Cases:	ADM-2019-7029-SLD
CEQA:	ENV-2019-7028-CE
Location:	1304 North Maltman Avenue
Council District:	13 – O'Farrell
Neighborhood Council:	Silver Lake
Community Plan Area:	Silver Lake – Echo Park – Elysian Valley
District Map:	142-5A203
Land Use Designation:	Low Medium II Residential
Zone:	RD2-1VL
Legal Description:	Lot: 64, Block: None, Tract: Capitol Hill

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2019-7028-CE as the environmental clearance, and approves Parcel Map No. AA-2019-7027-PMLA-SL, located at 1304 North Maltman Avenue, for a maximum **three (3) small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on the revised map stamp-dated April 1, 2021, in the Silver Lake – Echo Park – Elysian Valley Community Plan. This unit density is based on the RD2-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

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

1. That a 10.5-foot wide strip of land be dedicated along Tularosa Drive adjoining the subdivision to complete an 18-foot wide half right-of-way dedication in accordance with Hillside Limited Standards of the LA Mobility Plan.
2. That labeling of Parcel 1, 2, and 3 be shown as Parcel A, B, and C on the final map.
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. 185462 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 all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
7. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
8. 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.
9. 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.
10. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Parcel Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

12. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site.

In addition, the following items shall be satisfied:

- a. No openings at the existing building is allowed within 3 ft. of the proposed property line. A maximum 25% opening area is allowed when the wall of the building is >3 ft. and <5 ft. from the proposed property line as required from Table- 302.1(1) and Table-R302.1(2) of the Los Angeles Residential Code. Show compliance to the above requirement.
- b. Dimensions and location of the house shown in Building Permit 1994LA28044 for the existing house is not matching with the dimension of the lot depth of Proposed Lot 1 shown on this map. Provide a survey of the existing building with respect to the proposed property line for Proposed Lot 1 to verify that no part of the existing structure (portion of the house or deck) crosses the proposed property line and to verify that the existing building is not in violation of the opening protection requirements mentioned above. Obtain a building permit for the removal of any portions of the existing structure that are in violation of the above condition. Provide copy of the permit and signed inspection card to show completion of the work.
- c. Show street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after the required dedication

Notes:

This property is in the RD2 Zone within the Hillside Area. The project site might be subject to the Hillside Ordinance (Section 12.21A.17 LAMC).

Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway (ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Small Lot Subdivision Map.

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.

Tandem parking stalls required a minimum 33 ft. in depth for one standard and one compact stall. No parking spaces are allowed in the 15n ft. required front yard. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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.

DEPARTMENT OF TRANSPORTATION

13. 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) 264-6807. You should advise any consultant representing you of this requirement as well.

14. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Small Lot subdivision.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. 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.
 - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. 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.
 - g. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - h. Site plans shall include all overhead utility lines adjacent to the site.
 - i. 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:

- (i) Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - a. Boxed-in eaves.
 - b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - c. Non-wood siding.
 - d. Exposed wooden members shall be two inches nominal thickness.
 - e. Noncombustible finishes.
- (ii) Irrigated and managed greenbelts around the perimeter of all structures for a distance of **(100' or 200' circle one)** feet shall be considered as a buffer between the brush and the proposed project.
- (iii) 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.
- (iv) All structures shall have noncombustible roofs. (Non-wood)
- (v) 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.
- (vi) 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.
- (vii) For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 X.21.

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 STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will

be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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

BUREAU OF SANITATION

17. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel map and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated May 18, 2021. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

18. To assure that cable television facilities will be installed in the same manner as other required improvements, please email 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.

DEPARTMENT OF RECREATION AND PARKS

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

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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 subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

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

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.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. 2019-7027-PMLA-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- d. 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:

(viii) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
1	15' (North)	0.5' (South)	12.5' (East)	7.5' (West)
2	0.5' (North)	0.5' (South)	6' (West)	5' (East)
3	15' (South)	0.5' (North)	5' (East)	14' (West)

- (ix) The Common Access Driveway may have a minimum width of 10 feet clear-to-sky.
- e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- f. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-7029-SLD. In the event the Advisory Agency modifies Parcel Map No. 2019-7027-PMLA-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans 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.
- g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- h. 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.
- i. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may

withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

- j. A Community Maintenance Agreement shall be prepared, 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 party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement 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 parcel map file.
- k. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the parcel map file.

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:
 - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 - 2. All other conditions applying to Model Dwellings under Section 12.22A, 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 Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the parcel map and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the parcel map complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the parcel map be dedicated for public use by the parcel map, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the parcel map boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the parcel map as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting.
- (1) Construct new street light: one (1) on Tularosa Drive.

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:
 - a. Improve Tularosa Drive being dedicated and adjoining the subdivision by the construction of the following:
 - 1. An integral concrete curb and gutter, and 4-foot wide concrete sidewalk.
 - 2. Suitable surfacing to join the existing pavements and to complete a 14-foot wide half roadway.
 - 3. Any necessary removal and reconstruction of existing improvements.
 - 4. The necessary transitions to join the existing improvements.
 - b. Improve Maltman Avenue being adjoining the subdivision by the construction of the following:
 - 1. An integral concrete curb and gutter, and 5-foot wide concrete sidewalk and landscaping of the parkway.
 - 2. Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
 - 3. Any necessary removal and reconstruction of existing improvements.
 - 4. The necessary transitions to join the existing improvements.
 - c. 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 vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

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

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

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

FINDINGS OF FACT (CEQA)

Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3(a)-New Construction of Small Structures), Section 15331, Class 31 (Historical Resources Restoration/Rehabilitation), and 15332 (Class 32-Infill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 project includes a Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots on a site that totals 7,499 gross square feet. The project proposes to retain the existing single-family dwelling and demolish the rear porch constructed in 1994, and to construct two (2) new single-family dwellings for a total of three (3) single-family dwellings. Lot 1 will consist of 3,338 square feet of lot area and contain the 1,620 square-foot existing single-family dwelling that is one-story and 21 feet 2 inches in height. Lot 2 will consist of 1,075 square feet of lot area and contain a new 2,060 square-foot single-family dwelling that is three-stories and 35 feet 6 inches in height. Lot 3 will consist of 3,086 square feet of lot area and contain a new 2,210 square-foot single-family dwelling that is three-stories and 35 feet 6 inches in height. The project also includes the removal of 10 non-protected trees on-site. As a new development with three (3) single-family dwellings in an urbanized area, and a project which is characterized as in-fill development, the project qualifies for Section 15303, Class 3(a) and Section 15332, Class 32 Categorical

Exemptions.

The site is zoned RD2-1VL and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.172 acres (7,499 gross square feet of lot area). Lots adjacent to the subject site are developed with mostly single-family dwellings and some multi-family dwellings. The surrounding multi-family dwellings include small apartment buildings that are two-stories in height. The surrounding single-family dwellings include a mix of older homes that range in height from one- to two-stories and new construction of small lot developments that are three-stories in height. The Bellevue Recreation Center and Park is located approximately 445 feet southwest of the project site. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the site, as identified in the Tree Report prepared by Javier Cabral Consulting Arborist, International Society of Arborists #WE-8116A, dated August 10, 2019. However, the Tree Report identifies four (4) street trees in the parkway and 11 non-protected trees on-site. The applicant proposes to retain the four (4) street trees in the parkway, retain one (1) non-protected tree on-site, and to remove 10 non-protected trees on-site. 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; and Best Management Practices for stormwater runoff. 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. Therefore, the project will not have any significant impacts to traffic. 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 project proposes the retention of the existing single-family dwelling and the construction of two (2) new single-family dwellings on a site, which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 3 and 32: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within a Special Grading Area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section

91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There are two (2) small lot subdivision developments adjacent to the site that were previously constructed. On May 28, 2010, the Deputy Advisory Agency approved AA-2009-1462-PMLA-SL-GB for three (3) small lots located at 1308 N. Maltman Avenue. On April 29, 2010, the Deputy Advisory Agency approved VTT-69556-CN-M1 for the modification of eight (8) single-family lots located at 1310 Tularosa Drive. Both small lot subdivision developments are fully constructed.

There are 135 properties within a 500-foot radius of the project site. Of the 135 properties, there have been four (4) small lot subdivision projects as follows:

- On July 27, 2015, the East Area Planning Commission denied the appeal and sustained the actions of the Deputy Advisory Agency in approving AA-2014-1960-PMLA-1A for two (2) small lots located at 3443 N. Descanso Avenue.
- On May 28, 2010, the Deputy Advisory Agency approved AA-2009-1462-PMLA-GB for three (3) small lots located at 1308 N. Maltman Avenue.
- On April 29, 2010, the Deputy Advisory Agency approved VTT-69556-CN-M1 for a modification to eight (8) small lots located at 1310 Tularosa Drive.
- On September 2006, the Deputy Advisory Agency approved VTT-5891-SL for 17 small lots located at 928 N. Maltman Avenue.

Over the last 15 years there have been four (4) small lot developments that have created a total of 30 single-family dwellings within a 500-foot radius of the project site. These small lot subdivision developments and the proposed project does not create a cumulative impact of a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes to retain the existing single-family home and a partial demolition of the rear porch and the construction of two (2) single-family dwellings in an area zoned and designated for such development. All adjacent lots within 500 feet are developed with single-family dwellings, multi-family dwellings, and the Bellevue Recreation Center and Park. Lots adjacent to the subject site are developed with mostly single-family dwellings and some multi-family dwellings. The surrounding multi-family dwellings include small apartment buildings that are two-stories in height. The surrounding single-family dwellings include a mix of older homes that range in height from one- to two-stories and new construction of small lot developments that are three-stories in height. The subject site is of a similar size and slope to nearby properties as the project includes single-family dwellings that are a maximum of three-stories and 35 feet 6 inches. The project proposes a Floor Area Ratio (FAR) of 0.84:1 (5,890 square feet of floor area / 6,961 net square feet of lot area) on a site that is permitted to have a maximum FAR of 3:1. The project proposes three (3) residential dwelling units on a site that is permitted to have 3.4 dwelling units (6,961 net square feet of lot area / 2,000 square feet minimum area per dwelling unit). The new single-family dwellings are three-stories, 35 feet 6 inches in building height and contain floor area that ranges from 1,620 square feet to 2,210 square-feet. The project's size and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential structures in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon

State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 24 miles southwest of the project site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

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 within 1,000 feet of the project site.

The site is a historic resource as it is identified in SurveyLA, the citywide survey of Los Angeles. The Silver Lake – Echo Park – Elysian Valley Report for Historic Districts, Planning Districts, and Multi-Property Resources, dated May 9, 2014, identified the project site to be in the Childs Heights Tract Residential Historic District as a Contributor. A Historic Resource Assessment (HRA) was prepared by Sapphos Environmental, Inc, dated October 21, 2020. The Office of Historic Resources (OHR) accepts the HRA findings and recommendations that:

The subject property located at 1304 Maltman Avenue does not appear to be individually eligible for listing in the National Register, California Register, or for designation as an HCM. The property does meet the criteria and possesses the character-defining features to be considered a contributor to the potential Childs Heights Tract Residential Historic District. Therefore, the property is a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. It was determined that the proposed project would not have a direct or indirect impact on the district or contributing building and therefore, the proposed project meets the Standards and would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

Additionally, OHR has found that the project will comply with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2019-7027-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 project site is not located within the boundaries of a Specific Plan.

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 totals approximately 6,961 net square feet in lot area after the 10.5-foot street dedication, which would permit a maximum of three (3) dwelling units. As shown on the preliminary parcel map stamp dated April 1, 2021, the project proposes to subdivide the project site into three (3) small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Preliminary Parcel Map No. AA-2019-7027-PMLA-SL was prepared by Hank Hsing-Lian Jong, a registered civil engineer No. 45846. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and 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, 17.06 B, and 12.22 C.27 and is consistent with the applicable General Plan. The site is not located within a Specific 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 design and location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD2-1VL, the zone would permit a maximum of three (3) lots/dwellings on the approximately 6,961 net square-foot site. As the map is proposed for a three (3) small lot subdivision, it is consistent with the density permitted by the zone. 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 Maltman Avenue and

Tularosa Drive, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended one (1) new street light on Tularosa Drive. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan. The subject site is not located within the boundary of a Specific Plan.

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

The subject site is a level, rectangular shaped lot consisting of 7,499 gross square feet and 6,961 net square feet of lot area (after the 10.5-foot street dedication on Tularosa Drive). The subject site is currently developed with an existing single-family dwelling, 11 non-protected trees on-site, and four (4) street trees in the parkway. The applicant is seeking a Preliminary Parcel Map for the subdivision of one (1) lot into three (3) small lots on a site that totals 7,499 square feet. The proposed project would retain the existing single-family dwelling and demolish the rear porch constructed in 1994, and construct two (2) new single-family dwellings for a total of three (3) single-family dwellings that are a maximum of three-stories, 35 feet 6 inches in height, and contain two (2) covered parking spaces.

The project site is located within the 0.58 km (0.36 miles) from the Upper Elysian Park Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. However, the site is located within a hillside area and Special BOE Grading Area and will be required to comply with all applicable regulations as it pertains to development within a hillside area and Special BOE Grading Area. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flood hazard. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. On May 10, 2021, the Department of Building and Safety, Grading Division provided correspondence regarding the review of Preliminary Parcel Map No. AA-2019-7027-PMLA-SL, which states that geology/soils reports are not required prior to Planning approval of the parcel map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, although, it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. As conditioned, the project is required to comply with any requirements with Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site, which is comprised of one (1) lot, consists of approximately 6,961 net

square feet of land and is developed with an existing single-family dwelling, 11 non-protected trees on-site, and four (4) street trees in the parkway. The project site is zoned RD2-1VL and designated Low Medium II Residential in the Silver Lake – Echo Park – Elysian Valley Community Plan. The RD2-1VL Zone permits a minimum area per dwelling unit of 2,000 square feet, which would permit a maximum of three (3) dwelling units on the approximately 6,961 net square-foot site. The project proposes to retain the existing single-family dwelling (Lot 1) and construct two new (2) single-family dwellings (Lots 2 and 3) for a total of three (3) small lot homes. As proposed, the density is consistent with the zone and land use designation.

The existing single-family dwelling on Lot 1 is one-story and 21 feet 2 inches in height. The new single-family dwellings on Lots 2 and 3 would be three-stories and 35 feet 6 inches in height. The RD2-1VL Zone permits a maximum building height of 45 feet and does not limit stories for buildings used entirely for residential. As proposed, the building heights of the existing and new single-family dwellings are consistent with the zone and land use designation.

Furthermore, the site is physically suitable for the proposed density of development and compatible with adjacent lots that are developed with mostly single-family dwellings and some multi-family dwellings. The properties to the north and south are zoned RD2-1VL and designated Low Medium II residential. The properties to the west and east are zoned RD2-1VL and designated Low Medium I residential.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. On May 10, 2021, the Department of Building and Safety, Grading Division provided correspondence regarding the review of Preliminary Parcel Map No. AA-2019-7027-PMLA-SL, which states that geology/soils reports are not required prior to Planning approval of the parcel map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, although, it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

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

The subject site is currently developed with an existing single-family dwelling, 11 non-protected trees on-site, and four (4) street trees in the parkway. There are no protected trees on the site, as identified in the Tree Report prepared by Javier Cabral Consulting Arborist, International Society of Arborists #WE-8116A, dated August 10, 2019. However, the Tree Report identifies four (4) street trees in the parkway and 11 non-protected trees on-site. The applicant proposes to retain the four (4) street trees in the parkway, retain one (1) non-protected tree on-site, and to remove 10 non-protected trees on-site. The surrounding area is presently developed with single- and multi-family residential structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to

wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

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

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Maltman Avenue and Tularosa Drive, which are public streets. The project site consists of a parcel identified as Lot No. 64 of Tract Capitol Hill and is identified by the Assessor Parcel Map No. 5427-022-011. 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. While the project will provide a private easement for common/vehicular access purposes within 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.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2019-7027-PMLA-SL.

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

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

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

Figueroa Plaza	Marvin Braude San Fernando	West Los Angeles
Development Services Center	Valley Constituent Service Center	Development Services Center
201 North Figueroa Street,	6262 Van Nuys Boulevard,	1828 Sawtelle Boulevard,
4th Floor	Room 251	2nd Floor
Los Angeles, CA 90012	Van Nuys, CA 91401	Los Angeles, CA 90025
(213) 482-7077	(818) 374-5050	(310) 231-2912

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

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

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

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

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen

DEBORAH KAHEN, AICP
Deputy Advisory Agency

DK:GG:MA

OWNER:
MM VISTA LLC
C/o GRACE KWOK
711 1ST AVENUE
ARCADIA, CA 91006

PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588
FAX: 626-263-3599

NOTES:
ZONE: RD2-1VL (PRESENT)
ZONE: RD2-1VL (PROPOSED)
NO. OF EX. BUILDINGS: 1
NO. OF PROP. BUILDING: 3
NO. OF EXISTING LOTS: 1
NO. OF PROPOSED LOTS: 3
NO. OF PROP. PARKING: 6 GARAGE PARKINGS
APN # 5427-022-011

SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
NO HAZARDOUS CONDITION EXIST ON SITE.
VESTING TENTATIVE TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES.
SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE,
PURSUANT TO ORDINANCE NO.176,354.

UTILITY SERVICES:
WATER - CITY OF LOS ANGELES
SEWER - CITY OF LOS ANGELES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - CITY OF LOS ANGELES
TELEPHONE - AT&T
SCHOOL - LOS ANGELES SCHOOL DISTRICT
FIRE - CITY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - CITY OF LOS ANGELES

BENCHMARK:
CITY OF LOS ANGELES 12-23110
WIRE SPIKE IN N CURB SUNSET BLVD 15.8FT W
OF BC CURB RET NW COR MICHELTORENA ST E END CB.
DATUM NAVD 1988 ELEVATION = 370.788

SURVEY WAS CONDUCTED BY AL THELWELL (LS 6999) ON 12/26/2018

PRELIMINARY PARCEL MAP

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

BEING A SUBDIVISION OF LOT 64 OF CAPITOL HILL TRACT,
AS PER MAP RECORDED IN BOOK 11 PAGE 10 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

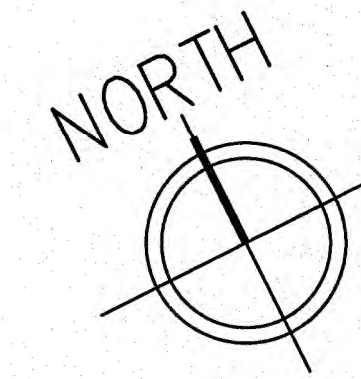
FOR SMALL LOT SUBDIVISION PURPOSES

EASEMENT NOTES:

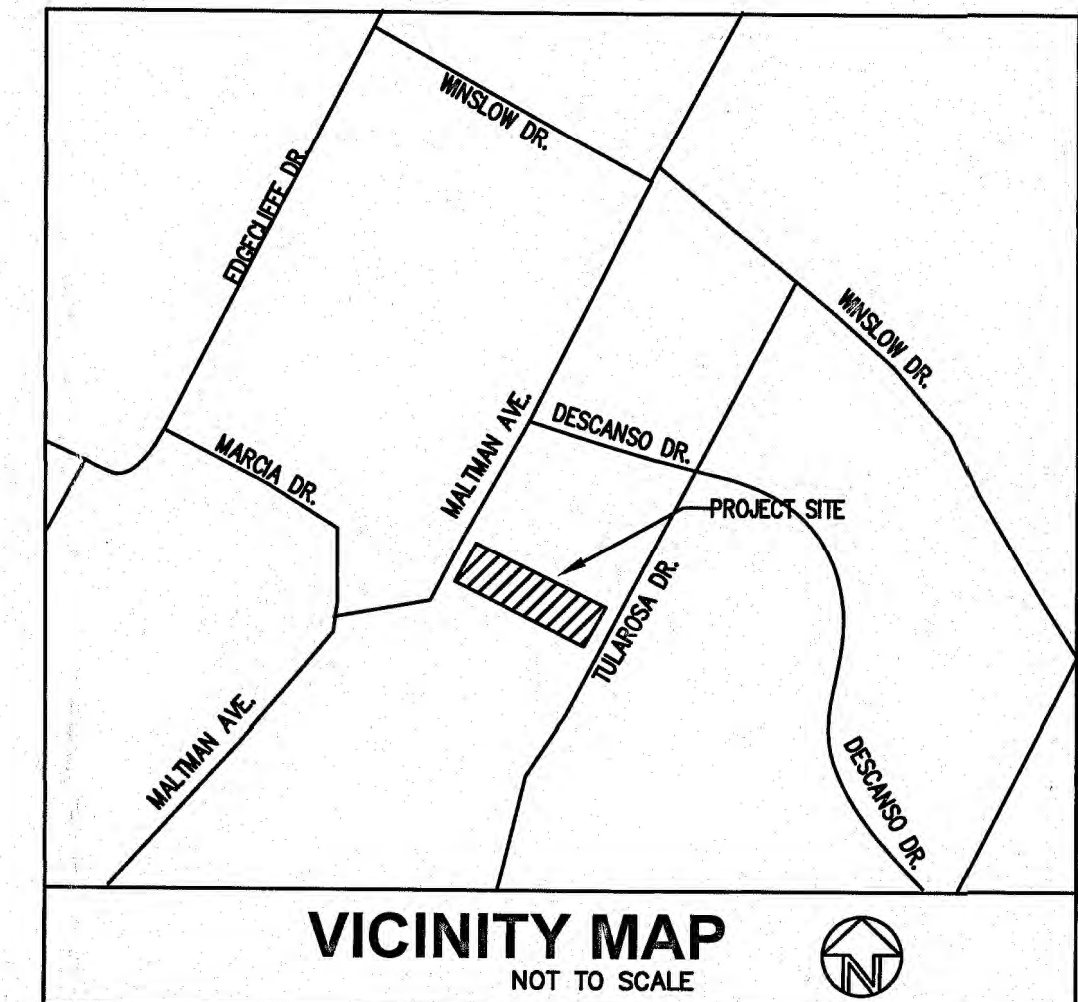
(A) INDICATE A VARIABLE WIDTH EASEMENT FOR PUBLIC
UTILITY PURPOSES.

DEDICATION NOTES:

(C) PROPOSED 10.5' STREET DEDICATION.



SCALE : 1"=10'



VICINITY MAP
NOT TO SCALE

TREE TABLE

TREE #	COMMON NAME	CONDITION	TRUNK SIZE	PROTECTED TREE?	LOCATION	REMOVE/KEEP
1	EUCALYPTUS	A	28"	NO	WEST PL	REMOVE
2	PALM	A	28"	NO	WEST PL	REMOVE
3	EUCALYPTUS	A	14"	NO	S.W. PL	REMOVE
4	CITRUS	A	12"	NO	S. PL	REMOVE
5	PALM	A	16"	NO	S. PL	REMOVE
6	PINE	A	12"	NO	S. PL	REMOVE
7	EUCALYPTUS	A	16"	NO	S. PL	REMOVE
8	PINE	A	40"	NO	E. PL	REMOVE
9	PINE	A	40"	NO	E. PL	REMOVE
10	PINE	A	18"	NO	N. PL	REMOVE
11	PINE	A	16"	NO	N. PL	REMOVE
12	PINE	A	8"	NO	N. PL	REMOVE
13	AVOCADO	A	30"	NO	N. PL	REMOVE

LOT TABLE

LOT NO.	GROSS AREA (SQ. FT.)	NET AREA* (SQ. FT.)
1	3,338	2,927
2	1,075	850
3	3,086	1,950
TOTAL	7,499	5,727

* NET AREA EXCLUDES ALL EASEMENT AREA

NOTES:

-NO EXISTING EASEMENT ON SITE.
-NO OAK TREE ON SITE.
-ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.

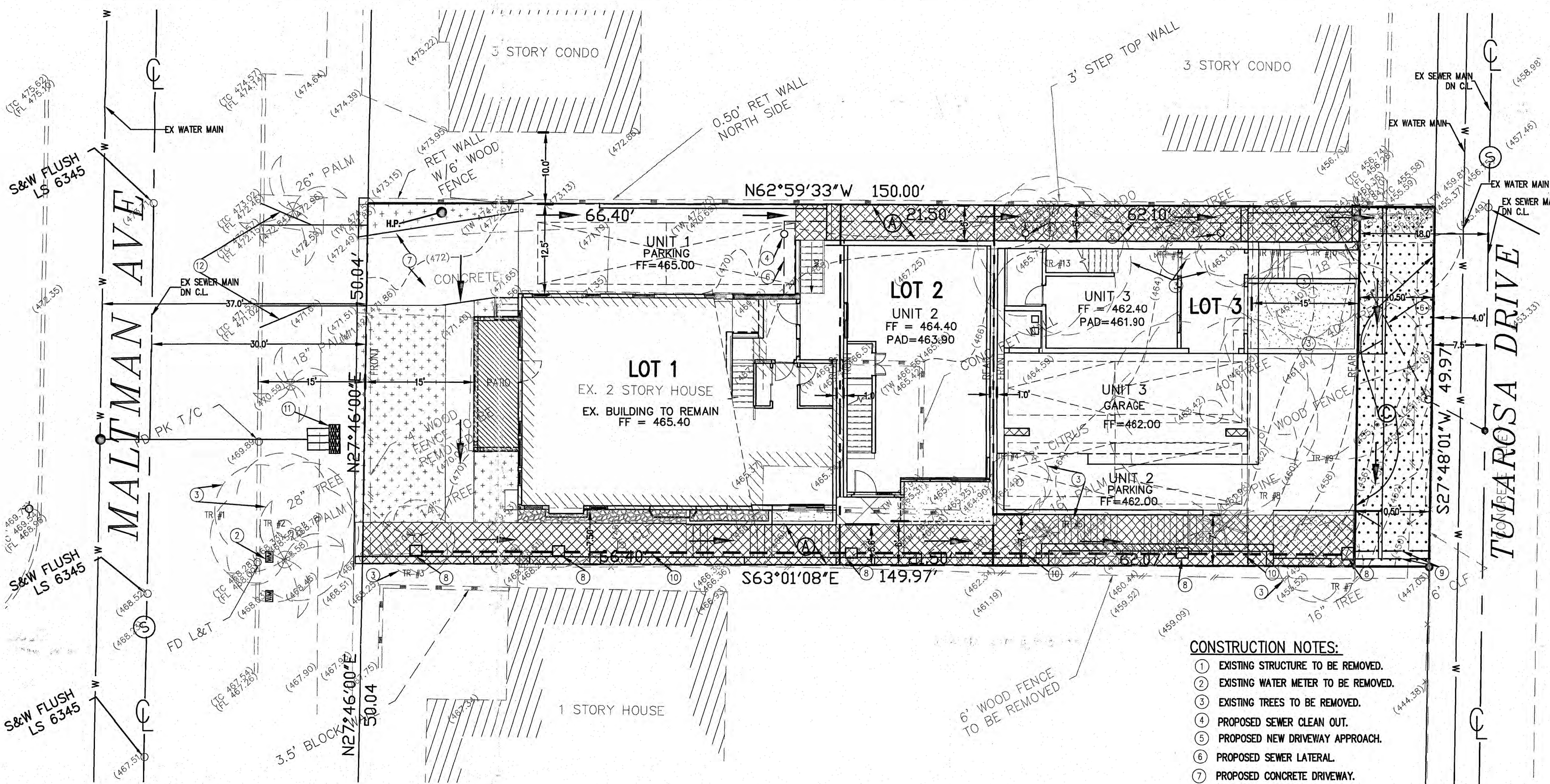
LEGEND:

---	EXISTING STRUCTURES
- - -	PROPOSED PVC DRAIN PIPE
- - -	PROPOSED SEWER
---	EXISTING CONTOURS
(102)	EXISTING ELEVATION
---	NEW STRUCTURES
---	DRAINAGE PATTERN
---	EXISTING FIRE HYDRANT
---	FD MONUMENT
---	WOOD FENCE
---	CHAIN LINK FENCE
---	TREE
---	EX. BUILDING

AA-2019-7027-PLA-SL
CBW.....CONC. BLOCK WALL
C&G.....CURB AND GUTTER
D/A.....DRIVEWAY APRON
DWY.....DRIVEWAY
FL.....FLOW LINE
GM.....GAS METER
EX.....EXISTING
SDMH.....STORM DRAIN MAN HOLE
SMH.....SEWER MANHOLE
S/W.....SIDEWALK
SD.....STORM DRAIN
TBR.....TO BE REMOVED
TC.....TOP OF CURB
TS.....TRAFFIC SIGNAL PULLBOX
UB.....UTILITY BOX
WM.....WATER METER
INV.....INVERT ELEVATION
FS.....FINISH SURFACE
TC.....TOP OF CURB
FL.....FLOW LINE
FG.....FINISH GRADE
FS.....FINISH SURFACE
FF.....FINISH FLOOR
TC.....TOP OF CURB
HP.....HIGH POINT
TW.....TOP OF WALL
E.....STREET/ ALLEY CENTER LINE

CONSTRUCTION NOTES:

- EXISTING STRUCTURE TO BE REMOVED.
- EXISTING WATER METER TO BE REMOVED.
- EXISTING TREES TO BE REMOVED.
- PROPOSED SEWER CLEAN OUT.
- PROPOSED NEW DRIVEWAY APPROACH.
- PROPOSED SEWER LATERAL.
- PROPOSED CONCRETE DRIVEWAY.
- PROPOSED CATCH BASIN.
- PROPOSED PARKWAY DRAIN.
- PROPOSED DRAIN PIPE.
- PROPOSED WATER METER.
- PROPOSED DRIVEWAY APPROACH.



REVISIONS

DATE	NO
10/29/2020	1
02/11/2021	2

PROPERTY OWNER:
MM VISTA LLC
ATTN: GRACE KWOK
711 1ST AVENUE
ARCADIA, CA 91006

MAP PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
Tel (626) 263-3588 • Fax (626) 263-3599
EMAIL: MAIL @ EGL88.COM

PROJECT/SITE ADDRESS:

1304 MALTMAN AVE.
LOS ANGELES, CA 90026
APN: 5427-022-011

Date 11/13/2019

Scale 1" = 10'

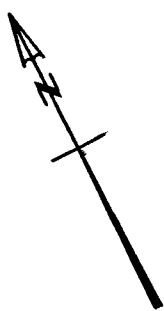
Drawn SH

Job 18-203-021

Sheet 1 OF 1

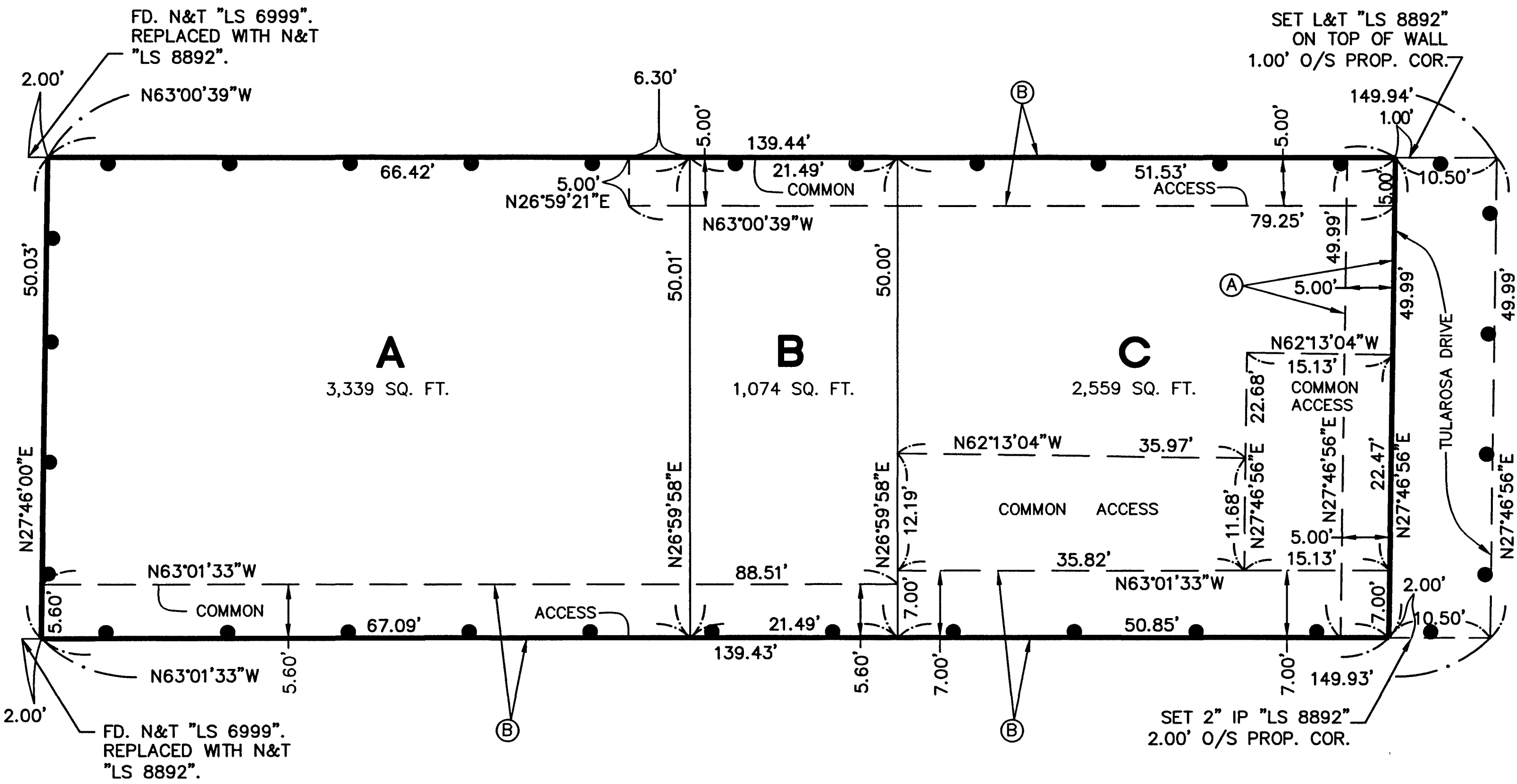
PARCEL MAP L.A. NO. 2019-7027

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.

- (A) 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES, AS BEING DEDICATED HEREON.
- (B) COMMON ACCESS



NOTES:

- (1) THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 185462.
- (2) THE COMMON ACCESS HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.

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

SEP 01 2026

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

SUBSTANTIAL CONFORMANCE
WITH APPROVAL