



EAST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **APR 12 2023**

Case No.: AA-2021-9841-PMLA-HCA-1A

Council District: 14 – de León

CEQA: ENV-2021-9843-CE

Plan Area: Northeast Los Angeles

Related Case: ZA-2021-9842-ZV-ZAA-1A

Project Site: 5308 – 5310 Mount Helena Avenue; 1389 Frackelton Place

Applicant: Jeffrey Yue & Julia Tsao
Representative: Paul Garry, Psomas

Appellant: Bracha Jade

At its meeting of **February 8, 2023**, the East Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following Project:

Subdivision of an existing parcel with two single-family residences into two lots with one single-family residence each. The Project is requesting to waive the otherwise required dedications and improvements along both Mount Helena Avenue and Frackelton Place. The Project also proposes a new accessory dwelling unit on one of the two proposed lots, subject to a separate review process; no other new construction, demolition, or changes in physical conditions are proposed.

1. **Determined**, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Granted** the appeal in part, **denied** the appeal in part, and **sustained** the Advisory Agency's determination dated August 25, 2022;
3. **Approved**, pursuant to Section 17.53 of the Los Angeles Municipal Code (LAMC), a Preliminary Parcel Map for the subdivision of one parcel into two lots (Parcels A and B) in the R1-1 Zone;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Stevens
Second: Kelkar
Ayes: Campos, Rascon
Absent: Garrity

Vote: 4 - 0



Linda Lou, Interim Commission Office Manager
East Los Angeles Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the East Los Angeles Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) is not further appealable and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings, Interim Appeal Filing Procedures (CEQA)

c: Christina Toy-Lee, Associate Zoning Administrator
More Song, City Planner

CONDITIONS OF APPROVAL

(As Modified by the East Los Angeles Area Planning Commission on February 8, 2023)

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

Note: Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That all the existing public easements be clearly designated on the final map.
2. That the subdivider make a request to the Central Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

BUREAU OF SANITATION

3. 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 BUILDING AND SAFETY, GRADING DIVISION

4. 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 of the requirements and conditions contained in email correspondence from the Grading Division dated January 3, 2022 and attached to the case file for Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

5. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
 - a. Provide a copy of ZA case ZA-2021-9842-ZV-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - b. Proposed Parcel A does not comply with the side yard (a minimum 6 ft. side yard on the south lot line for a 22 ft. tall building is required) and the encroachment plane height [encroachment plane height limit is required for front lot line (west lot

line) and side lot line (south lot line)] requirements for the R1 zone. Revise the Map to show compliance with the above requirements or obtain approval from the Department of City Planning.

- c. Required parking spaces are required for the remaining structure on its site, or obtain approval from the Department of City Planning. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports if applicable.
- d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. The front yard setback shall be measured from the lot line after the required street dedication is taken.

Notes:

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

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

DEPARTMENT OF TRANSPORTATION

- 6. Prior to recordation of the final map, a suitable arrangement shall be made satisfactory to the Department of Transportation, binding the subdivider and all successors to the following:
 - a. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment please email ladot.onestop@lacity.org.
 - b. There should be a minimum of 75-feet between prolongations of the curb-line of any cross street to the centerline of the nearest driveway by the intersection.
 - c. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

DEPARTMENT OF WATER AND POWER

- 7. 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).)

FIRE DEPARTMENT

8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. 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.

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

9. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
10. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information.

BUREAU OF STREET LIGHTING

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

Improvement Condition: Construct new streetlights: one (1) on Frackelton Place, and one (1) on Mount Helena Avenue.

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA shall not be issued until after the final map has been recorded.
 - b. Limit the proposed subdivision to a maximum of two (2) lots.
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - e. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - f. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the case file.
14. Prior to the issuance of the building permit or the recordation of the Final Map, a copy of the case No. ZA-2021-9842-ZV-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that case No. ZA-2021-9842-ZV-ZAA is not approved in full, the subdivider shall file for a Parcel Map Modification.

15. **(Applicant-Volunteered Condition)** Prior to recordation of the final map, the applicant shall complete an Accessory Dwelling Unit (ADU) on Parcel B such that the unit at 1389 Frackelton Place retains its Rent Stabilization Ordinance (RSO) status, to the determination and satisfaction of LAHD.
16. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
17. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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.

BUREAU OF ENGINEERING – STANDARD CONDITIONS

S-1.

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.
- f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- g. That any required slope easements be dedicated by the final map.

- h. That each lot in the 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 tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - k. That no public street grade exceeds 15%.
 - l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 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 tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
 - b. Construct any necessary drainage facilities.
 - c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - 1. Construct new street lights: one (1) on Frackelton Place, and one (1) on Mount Helena Avenue.

Notes:

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

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

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
- e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- f. Construct access ramps for the handicapped as required by the City Engineer.
- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Mount Helena Avenue adjoining the subdivision by the construction of a new 5-foot-wide concrete sidewalk adjacent to the property line, and landscaping of the parkway; including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - b. Improve Frackelton Place adjoining the subdivision by the construction of a new minimum 5-foot wide concrete sidewalk, the new sidewalk shall match to the existing sidewalk alignment to the east of the subdivision, and landscaping of the parkway; including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - c. Construct necessary mainline and house connection sewers to serve each parcel.

NOTES:

Approval from the Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through the Bureau of Street Services, Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due

to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

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

(As Amended by the East Los Angeles Area Planning Commission at its meeting on February 8, 2023)

FINDINGS OF FACT (CEQA)

On April 20, 2022, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2021-9843-CE, for a Categorical Exemption, Class 1 (Chapter 3, Article 19, Section 15301, State CEQA Guidelines). I hereby adopt that action.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA, the East Los Angeles Area Planning Commission, 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 project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing zoning and General Plan land use designation. The project is proposing to subdivide an existing parcel encompassing approximately 11,708 square feet and currently developed with two long-existing single-family residences into two lots, Parcel A at approximately 5,161 square feet (after dedications) and Parcel B at approximately 5,355 square feet (after dedications), each with one of the existing single-family residences. The proposed two lots will retain the underlying zoning and land use designation and will comply with the density and area requirements and other development standards of the underlying zone, with the exception of the various area requirements and parking variance sought by the applicant under related Case No. ZA-2021-9842-ZV-ZAA. Although the project involves deviations in certain development standards, they are necessary to permit only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. The proposed lot lines and configuration reflect the location of existing buildings, retaining walls, and other improvements on the project site and will enable the practical use and maintenance of each single-family residence. As the proposed parcel map will situate one existing single-family residence on each proposed parcel, the request herein serves to better reflect existing conditions and will comply with all applicable zoning regulations with the exception of the deviations specifically requested in the related case. In addition, the applicant has volunteered a condition of approval to develop an accessory dwelling unit on Parcel B in order to maintain the Rent Stabilization Ordinance status of the existing residence at 1389 Frackelton Place; as such, the project will further be in compliance with the General Plan by facilitating the creation of additional home ownership opportunities while retaining existing tenant protections. Approval of the proposed parcel map is also contingent upon approval of related Case No. ZA-2021-9842-ZV-ZAA, and with approval of said case will be consistent with the general plan.

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The LAMC additionally lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. Therefore, the proposed map is substantially consistent with the General Plan, the Northeast Los Angeles Community Plan, and all applicable sections of the LAMC.

b. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The LAMC additionally lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC.

The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The design and improvement of the proposed subdivision are substantially consistent with the Northeast Los Angeles Community Plan and all applicable specific plans and plan overlays. The project is proposing to subdivide an existing parcel encompassing approximately 11,708 square feet and currently developed with two long-existing single-family residences into two lots, Parcel A at approximately 5,161 square feet (after dedications) and Parcel B at approximately 5,355 square feet (after dedications), each with one of the existing single-family residences. The proposed two lots will retain the underlying zoning and land use designation and will comply with the density and area requirements and other development standards of the underlying zone, with the exception of the various area requirements and parking variance sought by the applicant under related Case No. ZA-2021-9842-ZV-ZAA. Although the project involves deviations in certain development standards, they are necessary to permit only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. The proposed

lot lines and configuration reflect the location of existing buildings, retaining walls, and other improvements on the project site and will enable the practical use and maintenance of each single-family residence. As the proposed parcel map will situate one existing single-family residence on each proposed parcel, the request herein serves to better reflect existing conditions and will comply with all applicable zoning regulations with the exception of the deviations specifically requested in the related case. In addition, the applicant has volunteered a condition of approval to develop an accessory dwelling unit on Parcel B in order to maintain the Rent Stabilization Ordinance status of the existing residence at 1389 Frackelton Place; as such, the project will further be in compliance with the General Plan by facilitating the creation of additional home ownership opportunities while retaining existing tenant protections. Approval of the proposed parcel map is also contingent upon approval of related Case No. ZA-2021-9842-ZV-ZAA, and with approval of said case will be consistent with the general plan.

In addition, for the purposes of approving a subdivision, the “design” of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and “improvements” refer to the infrastructure facilities serving the subdivision. Several public agencies, including the Department of Building and Safety, the Bureau of Engineering, the Los Angeles Department of Transportation, and the Bureau of Street Lighting have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the Community Plan and the General Plan.

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

The subject property consists of an existing parcel encompassing approximately 11,708 square feet (approximately 0.27 acres). The property is located at the northeastern corner of Mount Helena Avenue and Frackelton Place, with street frontages of approximately 160 feet along the eastern side of Mount Helena Avenue and approximately 55 feet along the northern side of Frackelton Place. The site is currently developed with two existing single family residences, one fronting Mount Helena Avenue and one fronting Frackelton Place. There are also multiple existing trees on the property but no street trees in the public right-of-way adjoining the subject property.

The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The property is located within a special grading area, a Hillside Area, and a very high fire hazard severity zone, and is thus subject to any applicable additional requirements. The project site is not located within a liquefaction zone, methane zone, or flood, landslide, tsunami inundation zone, or other special hazard zone.

The project site is located in the Eagle Rock area in a long-developed single-family neighborhood. The surrounding area is characterized by gently sloping terrain at the base of the hills to the north and is developed with buildings and improved streets. The project

site is surrounded entirely by one- and two-story single-family residences, similar in scale and nature to the existing uses on the subject property.

The Department of Building and Safety Grading Division has reviewed the request herein and, in correspondence dated January 3, 2022, has determined 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 Hillside Area, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The project site is also located within a Hillside Area and a Very High Fire Hazard Severity area, and thus will comply with any additional applicable requirements. The project site is not located within a liquefaction zone, methane zone, or flood, landslide, tsunami inundation zone, or other special hazard zone. Conditions have been included to ensure that the development site is physically suitable for the proposed project, per the Department of Building and Safety Grading Division.

There are no special circumstances that would preclude the proposed type of development on the subject property. The project proposes only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. As the continuation of long-existing residential uses in a residential neighborhood surrounded by other residential uses similar in scale and nature, the proposed project is compatible with the surrounding area. The project site is located in a long-developed and established urban neighborhood developed with a variety of other similar uses. Therefore, the project site is physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The subject property consists of an existing parcel encompassing approximately 11,708 square feet (approximately 0.27 acres). The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The zoning and land use designation of the project site permits a maximum residential density of one dwelling unit per lot, with a minimum lot area of 5,000 square feet per lot. The applicant has requested a parcel map to allow the subdivision of the property into two lots, Parcel A at approximately 5,161 square feet (after dedications) and Parcel B at approximately 5,355 square feet (after dedications); accordingly, the proposed parcel map complies with the density regulations of the underlying zone.

There are no special circumstances that would preclude the proposed density of development on the subject property. The project proposes only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. As the continuation of long-existing single-family uses in a single-family residential neighborhood surrounded by other residential uses similar in scale and nature, the proposed project is compatible with the surrounding area. The project site is located in a long-developed and established urban

neighborhood developed with a variety of other similar uses. Therefore, the project site is physically suitable for the proposed density of development.

- e. **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and the surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 1 for existing structures, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

- f. **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g. the Fire Code, Planning and Zoning Code, Health and Safety Code, etc.) and the Building Code. Other health and safety-related requirements as mandated by law (e.g. asbestos abatement, seismic safety, flood hazard management, etc.) would apply where applicable to ensure the public health and welfare.

The Department of Building and Safety Grading Division has reviewed the request herein and, in correspondence dated January 3, 2022, has determined 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 Hillside Area, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The project site is not located within a liquefaction zone, methane zone, or flood, landslide, tsunami inundation zone, or other special hazard zone. The project site is also located within a Hillside Area and a Very High Fire Hazard Severity area, and will thus comply with any additional applicable requirements. The property is not located within any other special hazard zone, hillside area, methane zone, or flood, landslide, or tsunami inundation zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Conditions have been included to ensure that the development site is physically suitable for the proposed project, per the Department of Building and Safety Grading Division. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- g. **The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin

or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

h. The design of the proposed subdivision will 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 parcels 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 preliminary parcel map was filed. 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 buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

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

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

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HELEN LEUNG

KAREN MACK

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
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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: August 25, 2022

Appeal Period Ends: September 9, 2022

Jeffrey Yue and Julia Tsao (A) (O)
2055 Robin Road
San Marino, CA 91108

Paul Garry (R)
Psomas
555 South Flower Street, #4300
Los Angeles, CA 90071

RE: Preliminary Parcel Map No.: AA-2021-9841-
PMLA-HCA
Related Cases: ZA-2021-9842-ZV-ZAA
Address: 5308-5310 Mount Helena Avenue,
1389 Frackelton Place
Community Plan: Northeast Los Angeles
Zone: R1-1
Council District: 14 – de León
CEQA No.: ENV-2021-9843-CE

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.50 and 17.53, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA, located at 5308-5310 Mount Helena Avenue and 1389 Frackelton Place, for the subdivision of one lot into two lots, as shown on the map stamp-dated December 6, 2021, in the Northeast Los Angeles Community Plan. This subdivision is based on the existing R1-1 Zone. Verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, (818) 374-5050. 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

Note: Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That all the existing public easements be clearly designated on the final map.
2. That the subdivider make a request to the Central Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

BUREAU OF SANITATION

3. 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 BUILDING AND SAFETY, GRADING DIVISION

4. 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 of the requirements and conditions contained in email correspondence from the Grading Division dated January 3, 2022, and attached to the case file for Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

5. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
 - a. Provide a copy of ZA case ZA-2021-9842-ZV-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - b. Proposed Parcel A does not comply with the side yard (a minimum 6 ft. side yard on the south lot line for a 22 ft. tall building is required) and the encroachment plane height [encroachment plane height limit is required for front lot line (west lot line) and side lot line (south lot line)] requirements for the R1 zone. Revise the Map to show compliance with the above requirements or obtain approval from the Department of City Planning.
 - c. Required parking spaces are required for the remaining structure on its site, or obtain approval from the Department of City Planning. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports if applicable.
 - d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. The front yard setback shall be measured from the lot line after the required street dedication is taken.

Notes:

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

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

DEPARTMENT OF TRANSPORTATION

6. Prior to recordation of the final map, a suitable arrangement shall be made satisfactory to the Department of Transportation, binding the subdivider and all successors to the following:
 - a. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment please email ladot.onestop@lacity.org.
 - b. There should be a minimum of 75-feet between prolongations of the curb-line of any cross street to the centerline of the nearest driveway by the intersection.
 - c. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

DEPARTMENT OF WATER AND POWER

7. 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).)

FIRE DEPARTMENT

8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. 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.

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

- 9. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- 10. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information.

BUREAU OF STREET LIGHTING

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

Improvement Condition: Construct new street lights: one (1) on Frackelton Place, and one (1) on Mount Helena Avenue.

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA shall not be issued until after the final map has been recorded
 - b. Limit the proposed subdivision to a maximum of two (2) lots.
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - e. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - f. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the case file.
14. Prior to the issuance of the building permit or the recordation of the Final Map, a copy of the case No. ZA-2021-9842-ZV-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that case No. ZA-2021-9842-ZV-ZAA is not approved in full, the subdivider shall file for a Parcel Map Modification.
15. The applicant is hereby advised that the Los Angeles Housing Department (LAHD) has determined that the unit at 1389 Frackelton Place (Parcel B) is currently subject to the Rent Stabilization Ordinance. Accordingly, the applicant shall comply with all applicable provisions of the Rent Stabilization Ordinance and the Ellis Act, to the satisfaction of LAHD.
16. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
17. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including

from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court 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.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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.

BUREAU OF ENGINEERING – STANDARD CONDITIONS

S-1.

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.
- f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- g. That any required slope easements be dedicated by the final map.
- h. That each lot in the 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 tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- k. That no public street grade exceeds 15%.
- l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 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 tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.

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

- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 1. Construct new street lights: one (1) on Frackelton Place, and one (1) on Mount Helena Avenue.

Notes:

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

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

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.

- e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- f. Construct access ramps for the handicapped as required by the City Engineer.
- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Mount Helena Avenue adjoining the subdivision by the construction of a new 5-foot wide concrete sidewalk adjacent to the property line, and landscaping of the parkway; including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - b. Improve Frackelton Place adjoining the subdivision by the construction of a new minimum 5-foot wide concrete sidewalk, the new sidewalk shall match to the existing sidewalk alignment to the east of the subdivision, and landscaping of the parkway; including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - c. Construct necessary mainline and house connection sewers to serve each parcel.

NOTES:

Approval from the Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through the Bureau of Street Services, Urban Forestry Division.

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

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)

On April 20, 2022, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2021-9843-CE, for a Categorical Exemption, Class 1 (Chapter 3, Article 19, Section 15301, State CEQA Guidelines). I hereby adopt that action.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

a. The proposed map will be/is consistent with applicable general and specific plans.

The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing zoning and General Plan land use designation. The project is proposing to subdivide an existing parcel encompassing approximately 11,708 square feet and currently developed with two long-existing single-family residences into two lots, Parcel A at approximately 5,161 square feet (after dedications) and Parcel B at approximately 5,355 square feet (after dedications), each with one of the existing single-family residences. The proposed two lots will retain the underlying zoning and land use designation and will comply with the density and area requirements and other development standards of the underlying zone, with the exception of the various area requirements and parking variance sought by the applicant under related Case No. ZA-2021-9842-ZV-ZAA. Although the project involves deviations in certain development standards, they are necessary to permit only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. The proposed lot lines and configuration reflect the location of existing buildings, retaining walls, and other improvements on the project site and will enable the practical use and maintenance of each single-family residence. As the proposed parcel map will situate one existing single-family residence on each proposed parcel, the request herein serves to better reflect existing conditions and will comply with all applicable zoning regulations with the exception of the deviations specifically requested in the related case. Approval of the proposed parcel map is contingent upon approval of related Case No. ZA-2021-9842-ZV-ZAA, and with approval of said case will be consistent with the general plan.

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The LAMC additionally lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions,

areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. Therefore, the proposed map is substantially consistent with the General Plan, the Northeast Los Angeles Community Plan, and all applicable sections of the LAMC.

b. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The LAMC additionally lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC.

The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The design and improvement of the proposed subdivision are substantially consistent with the Northeast Los Angeles Community Plan and all applicable specific plans and plan overlays. The project is proposing to subdivide an existing parcel encompassing approximately 11,708 square feet and currently developed with two long-existing single-family residences into two lots, Parcel A at approximately 5,161 square feet (after dedications) and Parcel B at approximately 5,355 square feet (after dedications), each with one of the existing single-family residences. The proposed two lots will retain the underlying zoning and land use designation and will comply with the density and area requirements and other development standards of the underlying zone, with the exception of the various area requirements and parking variance sought by the applicant under related Case No. ZA-2021-9842-ZV-ZAA. Although the project involves deviations in certain development standards, they are necessary to permit only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. The proposed lot lines and configuration reflect the location of existing buildings, retaining walls, and other improvements on the project site and will enable the practical use and maintenance of each single-family residence. As the proposed parcel map will situate one existing

single-family residence on each proposed parcel, the request herein serves to better reflect existing conditions and will comply with all applicable zoning regulations with the exception of the deviations specifically requested in the related case. Approval of the proposed parcel map is contingent upon approval of related Case No. ZA-2021-9842-ZV-ZAA, and with approval of said case will be consistent with the general plan.

In addition, for the purposes of approving a subdivision, the “design” of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and “improvements” refer to the infrastructure facilities serving the subdivision. Several public agencies, including the Department of Building and Safety, the Bureau of Engineering, the Los Angeles Department of Transportation, and the Bureau of Street Lighting have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the Community Plan and the General Plan.

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

The subject property consists of an existing parcel encompassing approximately 11,708 square feet (approximately 0.27 acres). The property is located at the northeastern corner of Mount Helena Avenue and Frackelton Place, with street frontages of approximately 160 feet along the eastern side of Mount Helena Avenue and approximately 55 feet along the northern side of Frackelton Place. The site is currently developed with two existing single family residences, one fronting Mount Helena Avenue and one fronting Frackelton Place. There are also multiple existing trees on the property but no street trees in the public right-of-way adjoining the subject property.

The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The property is located within a special grading area, a Hillside Area, and a very high fire hazard severity zone, and is thus subject to any applicable additional requirements. The project site is not located within a liquefaction zone, methane zone, or flood, landslide, tsunami inundation zone, or other special hazard zone.

The project site is located in the Eagle Rock area in a long-developed single-family neighborhood. The surrounding area is characterized by gently sloping terrain at the base of the hills to the north and is developed with buildings and improved streets. The project site is surrounded entirely by one- and two-story single-family residences, similar in scale and nature to the existing uses on the subject property.

The Department of Building and Safety Grading Division has reviewed the request herein and, in correspondence dated January 3, 2022, has determined 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 Hillside Area, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The project site is also located within a Hillside Area and a Very High Fire Hazard Severity area, and thus will comply with any additional applicable requirements. The project site is not located within a liquefaction zone, methane zone, or flood, landslide, tsunami inundation zone, or other special hazard zone. Conditions have been included to ensure that the development site is physically suitable for the proposed project, per the Department of Building and Safety Grading Division.

There are no special circumstances that would preclude the proposed type of development on the subject property. The project proposes only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. As the continuation of long-existing residential uses in a residential neighborhood surrounded by other residential uses similar in scale and nature, the proposed project is compatible with the surrounding area. The project site is located in a long-developed and established urban neighborhood developed with a variety of other similar uses. Therefore, the project site is physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The subject property consists of an existing parcel encompassing approximately 11,708 square feet (approximately 0.27 acres). The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The Community Plan designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The subject property is zoned R1-1, and is thus consistent with the existing land use designation. The zoning and land use designation of the project site permits a maximum residential density of one dwelling unit per lot, with a minimum lot area of 5,000 square feet per lot. The applicant has requested a parcel map to allow the subdivision of the property into two lots, Parcel A at approximately 5,161 square feet (after dedications) and Parcel B at approximately 5,355 square feet (after dedications); accordingly, the proposed parcel map complies with the density regulations of the underlying zone.

There are no special circumstances that would preclude the proposed density of development on the subject property. The project proposes only the continued use of two long-existing single-family residences on the subject property, with no new construction or physical changes in the existing site conditions proposed. As the continuation of long-existing single-family uses in a single-family residential neighborhood surrounded by other residential uses similar in scale and nature, the proposed project is compatible with the surrounding area. The project site is located in a long-developed and established urban neighborhood developed with a variety of other similar uses. Therefore, the project site is physically suitable for the proposed density of development.

- e. **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and the surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 1 for existing structures, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

- f. **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g. the Fire Code, Planning and Zoning Code, Health and Safety Code, etc.) and the Building Code. Other health and safety-related requirements as mandated by law (e.g. asbestos abatement, seismic safety, flood hazard management, etc.) would apply where applicable to ensure the public health and welfare.

The Department of Building and Safety Grading Division has reviewed the request herein and, in correspondence dated January 3, 2022, has determined 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 Hillside Area, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The project site is not located within a liquefaction zone, methane zone, or flood, landslide, tsunami inundation zone, or other special hazard zone. The project site is also located within a Hillside Area and a Very High Fire Hazard Severity area, and will thus comply with any additional applicable requirements. The property is not located within any other special hazard zone, hillside area, methane zone, or flood, landslide, or tsunami inundation zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Conditions have been included to ensure that the development site is physically suitable for the proposed project, per the Department of Building and Safety Grading Division. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- g. **The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin

or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

h. The design of the proposed subdivision will 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 parcels 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 preliminary parcel map was filed. 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 buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2021-9841-PMLA-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency



Oliver Netburn
Deputy Advisory Agency

ON:MS:bk

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central 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:

Downtown
Figueroa Plaza

San Fernando Valley
Marvin Braude San Fernando

West Los Angeles
West Los Angeles Development

201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

Forms are also available on-line at www.planning.lacity.org.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

5308-5310 MOUNT HELENA AVENUE &
1389 W. FRANKELTON PLACE,
LOS ANGELES, CA 90041

LOT 1 OF TRACT NO. 8117, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 95, PAGES 99 TO 100, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY. APN: 5691-007-001

CITY BENCHMARK NO. 10-00750

USGS DISC RS-1 1954; IN CURB RETURN AT SW COR OF MOUNT
HELENA AVENUE AND COLORADO BLVD; 1IN ABOVE WALK. PRIOR TO
1961 ERRONEOUSLY DECRIBED AS R-S-1 1929 *BGS BM AH3339.

ELEVATION: 714.582'

CENTERLINE OF MOUNT HELENA AVENUE N 02°17'37" W AS PER
TRACT NO. 8117, M.B. 95-99-100

ZONING: R1-1
 LOT SIZE: 11696.93 SF
 PARCEL A: NET: 5593.49 SF
 GROSS: 5593.49 SF
 PARCEL B: NET: 6103.44 SF
 GROSS: 6103.44 SF
 EX. LOT: 1
 PROP. LOT: 2
 EX. UNITS: 2 (TO REMAIN)
 EX. PARKING: 3

JEFFREY SHIU KWONG YUE
JULIA YU CHING TSAO
2055 ROBIN ROAD,
SAN MARINO, CA 91108
(626) 679-4083
JULIA.YU.TSAO@GMAIL.COM

CAL LAND ENGINEERING, INC.
JACK LEE, R.C.E., G.E.
574 E. LAMBERT RD.,
BREA, CA 92821
TEL. NO.: (714) 671-1050

PAUL GARRY
PSOMAS
555 S. FLOWER STREET, #4300
LOS ANGELES, CA 90071
TEL. NO. (213) 223-1451
EMAIL: PAUL.GARRY@PSOMAS.COM

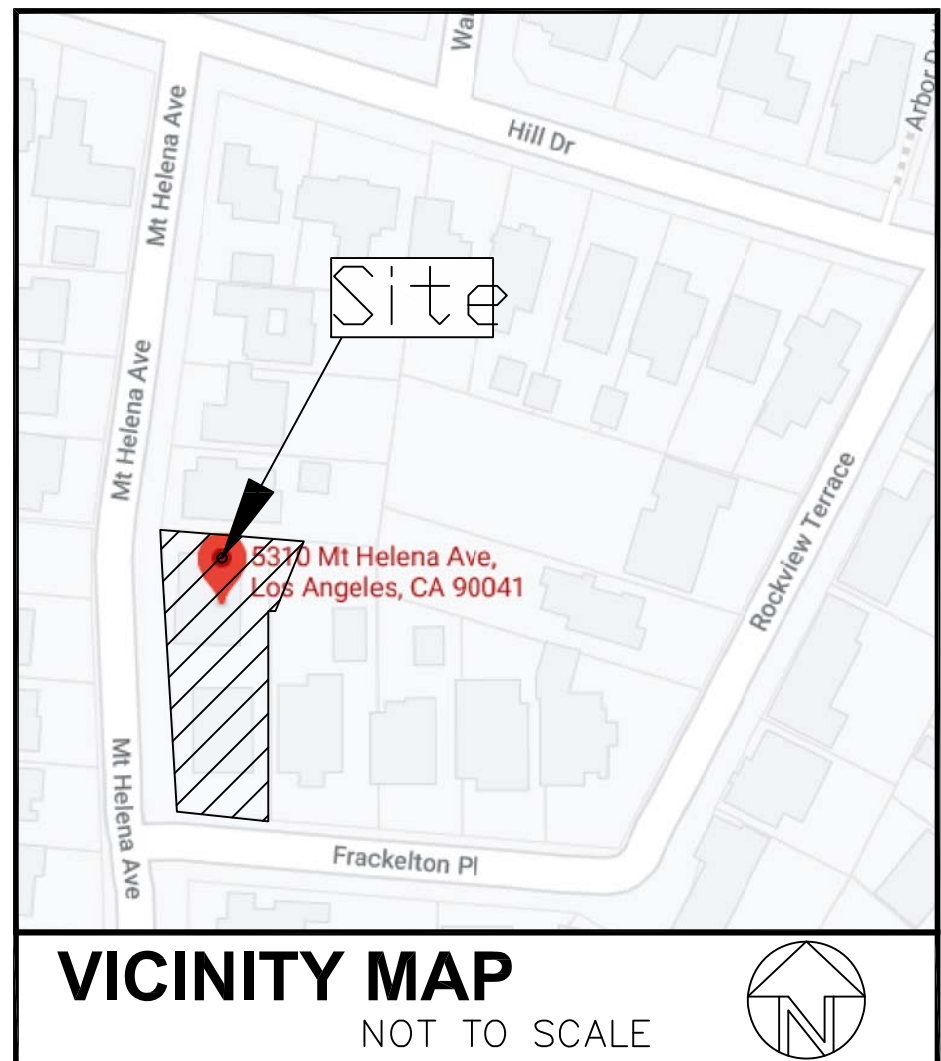
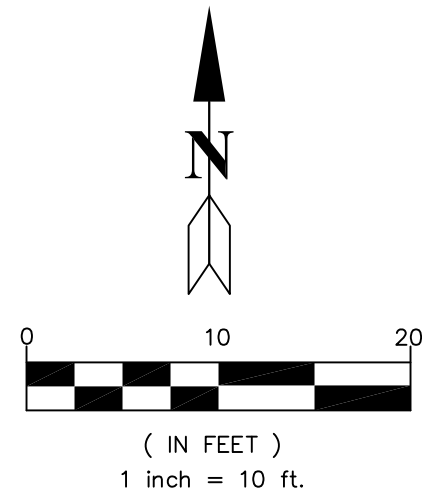
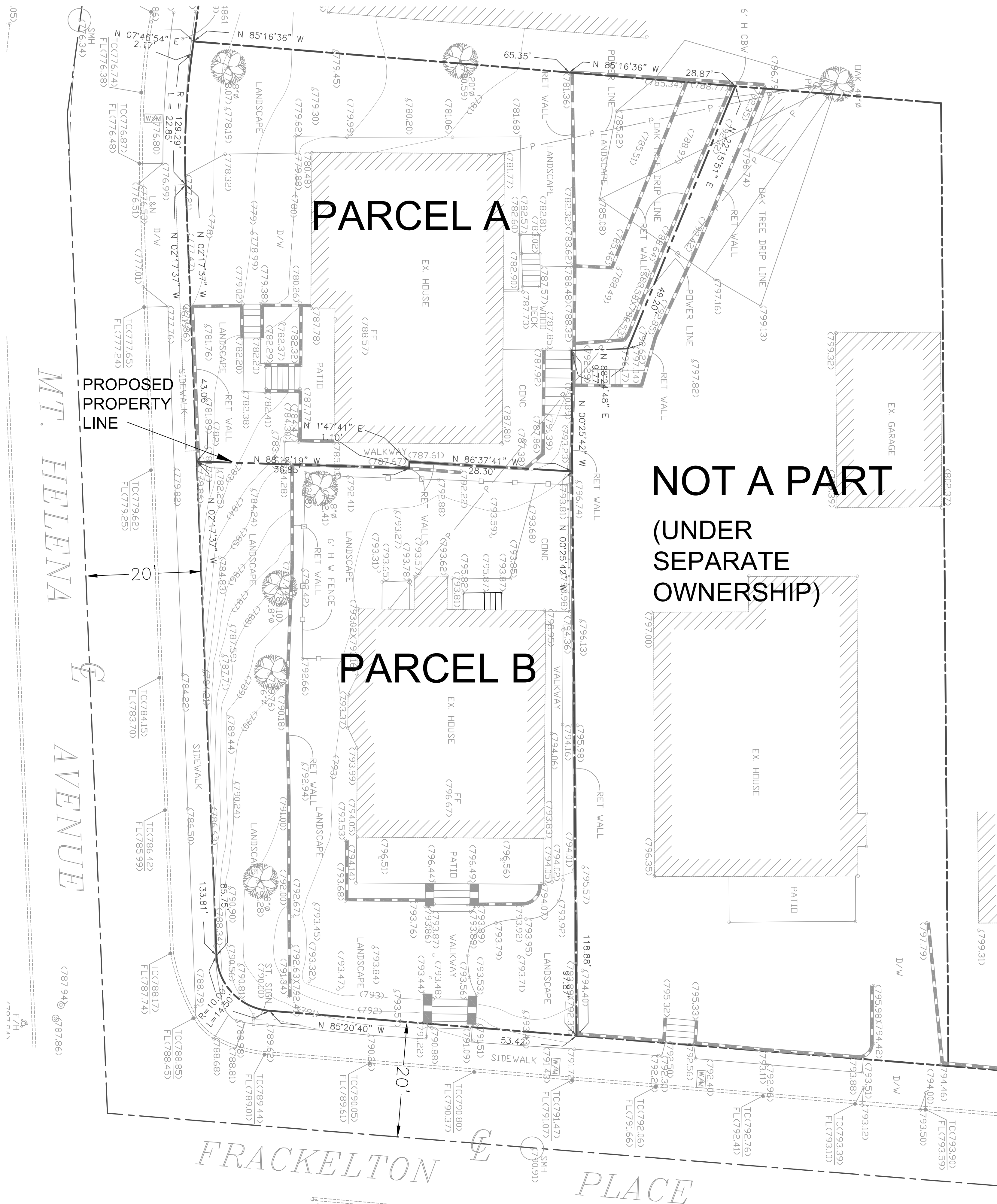
SETBACK MATRIX: FRACKELTON PLACE			
PARCEL B	EXISTING	PROPOSED	REQUIRED
FRONT (S)	31.23'	31.23'	20% LOT DEPTH; 20'
SIDE (W)	25.09'	25.09'	5'
SIDE (E)	4.80'	4.80'	5'
REAR (N)	—	19.41'	15'

NO KNOWN EASEMENTS ON PROPERTY
ACCORDING TO AVAILABLE
DOCUMENTS. CLIENT SHALL BE
RESPONSIBLE FOR VERIFYING AND
CONFIRMING EXISTENCE OR
NONEXISTENCE OF ANY EASEMENTS.

NO PROTECTED
TREE SPECIES
EXIST ON SITE

NO HAZARDOUS
CONDITIONS
EXIST ON SITE

PRELIMINARY PARCEL MAP NO.

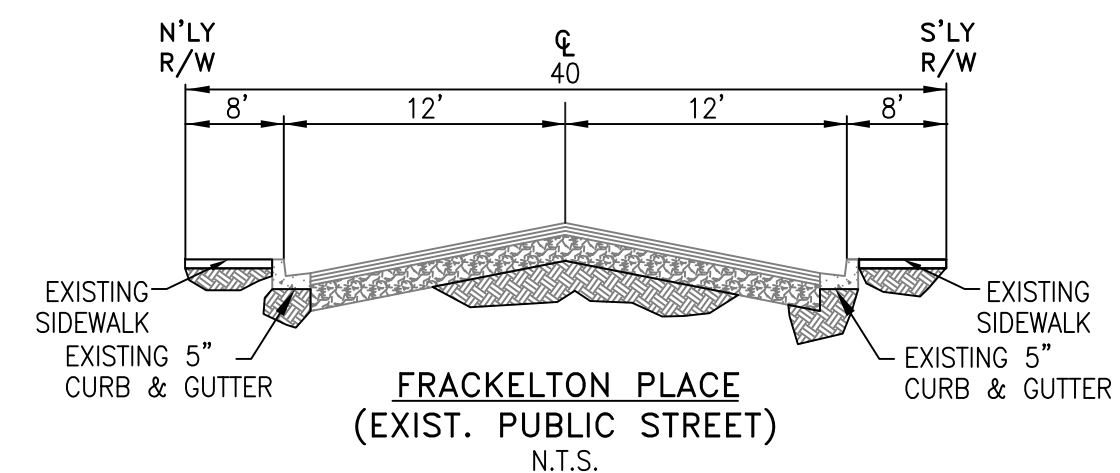
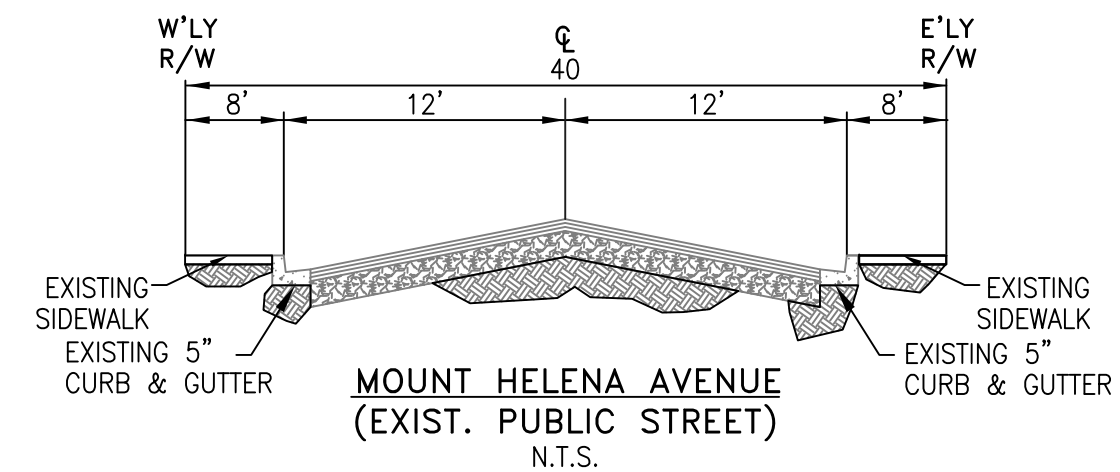


(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
—————.....PROPOSED STRUCTURE
▬▬▬.....PROPOSED 6' BLOCK WALL
— C —.....CENTER LINE
— P —.....PROPERTY LINE
- - - - -.....FLOW LINE
⑨ ———.....CONSTRUCTION NOTES

 PERMEABLE PAVERS
 S SEWER PIPE
 W WATER PIPE
 PROPOSED PROPERTY

 CONCRETE AREA
 LANDSCAPE AREA

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APRON
DWY..... DRIVEWAY
PP..... POWER POLE
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
GM..... GAS METER
MH..... MAN HOLE
SMH..... SEWER MANHOLE
S/W..... SIDEWALK
SD..... STORM DRAIN
TC..... TOP OF CURB ELEVATION
WF..... WOODEN FENCE
WM..... WATER METER
INV..... INVERT ELEVATION
DF..... DEEPEEND FOOTING
FS..... FINISH SURFACE
FG..... FINISH GRADE
TW..... TOP OF WALL



**CAL LAND ENGINEERING, INC.,
DBA QUARTECH CONSULTANTS**

576 E. LAMBERT RD., BREA, CA 92821
TEL: (714) 671-1050, 626-512-0945; FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
5310 MT. HELENA AVENUE
LOS ANGELES, CA 90041

PRELIMINARY PARCEL MAP

DRAWN:	M.W.
CHECKED:	
DATE:	09/09/2021
JOB NO.:	20-019-028
SCALE:	1"=10'
FILE NAME:	

T-1

SHEET 1 OF 1 SHT