Vicinity Map

Address: 825 MIRAFLORES AVE., LOS ANGELES
DEPARTMENT OF CITY PLANNING APPLICATION

1. PROJECT LOCATION
   Street Address 825 Miraflores Street
   Legal Description2 (Lot, Block, Tract) TR 2024 PT LT 1 BLK 18
   Assessor Parcel Number 7447 023 006

2. PROJECT DESCRIPTION
   Present Use Artist Studio
   Proposed Use Residential Small Lot Subdivision

Additional information attached ☐ YES ☑ NO

Existing Site Conditions
☐ Site is undeveloped or unimproved (i.e. vacant)
☒ Site has existing buildings (provide copies of building permits)
☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
☐ Site is located within 500 feet of a freeway or railroad
☐ Site is located within 500 feet of a sensitive use (e.g. school, park)
☐ Site has special designation (e.g. National Historic Register, Survey LA)

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms.

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)
Proposed Project Information

- ☑ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☑ New construction: ________________ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

<table>
<thead>
<tr>
<th>Community Type</th>
<th>Existing</th>
<th>Demolish(ed)</th>
<th>Adding</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Residential Units:</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Affordable Units:</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Market Rate Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mixed Use Projects, Amount of Non-Residential Floor Area:</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Public Right-of-Way Information

- Have you submitted the Planning Case Referral Form to BOE? (required) ☑ YES ☐ NO
- Is your project required to dedicate land to the public right-of-way? ☑ YES ☐ NO
- If so, what is/are your dedication requirement(s)? __________ ft.
- If you have dedication requirements on multiple streets, please indicate: ________________________________________________________________

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☑ YES ☐ NO

- Authorizing section LAMC section 17.00 Section from which relief is requested (if any): ______________________
  Request: Vesting Tentative Tract Map

- Authorizing section ____________________ Section from which relief is requested (if any): ______________________
  Request: ________________________________

- Authorizing section ____________________ Section from which relief is requested (if any): ______________________
  Request: ________________________________

- Authorizing section ____________________ Section from which relief is requested (if any): ______________________
  Request: ________________________________

- Authorizing section ____________________ Section from which relief is requested (if any): ______________________
  Request: ________________________________

Additional Requests Attached ☑ YES ☐ NO

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3 Number of units to be demolished and/or which have been demolished within the last five (5) years.
4 As determined by the Housing and Community Investment Department
4. RELATED DEPARTMENT OF CITY PLANNING CASES
Are there previous or pending cases/decisions/environmental clearances on the project site? □ YES □ NO
If YES, list all case number(s) __________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Ordinance No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? □ YES □ NO

Have you filed, or is there intent to file, a Subdivision with this project? □ YES □ NO
If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

This is the subdivision map request for the project. __________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

5. OTHER AGENCY REFERRALS/REFERENCE
To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? □ YES (provide copy) □ NO
Are there any recorded Covenants, affidavits or easements on this property? □ YES (provide copy) □ NO

- Development Services Case Management Number __________________________________________________________________________
- Building and Safety Plan Check Number __________________________________________________________________________
- Bureau of Engineering Planning Referral (PCRF) __________________________________________________________________________
- Bureau of Engineering Hillside Referral __________________________________________________________________________
- Housing and Community Investment Department Application Number __________________________________________________________________________
- Bureau of Engineering Revocable Permit Number __________________________________________________________________________
- Bureau of Sanitation, Low Impact Development (LID) Referral __________________________________________________________________________
- Other—specify __________________________________________________________________________
6. **PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant**
- Name: Emmet Clark
- Company/Firm: Miraflores Investments LLC
- Address: 183 Rivo Alto Canal
- City: Long Beach
- Telephone: 714-337-9462
- E-mail: clark403@hotmail.com
- Are you in escrow to purchase the subject property? □ YES □ NO

**Property Owner of Record**
- Same as applicant ☑
- Different from applicant ☐
- Name (if different from applicant): 
- Address: 
- City: 
- Telephone: 
- E-mail: 

**Agent/Representative**
- Name: Nicole Kuklok-Waldman
- Company/Firm: Collaborate Inc.
- Address: 555 West Fifth Street
- City: Los Angeles
- Telephone: 213-986-2131
- E-mail: nicole@collaborate-la.com

**Other**
- Name: 
- Address: 
- City: 
- Telephone: 
- E-mail: 

**Primary Contact for Project Information**
- Owner ☐
- Applicant ☐
- Agent/Representative ☑
- Other ☐

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

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5 An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).
9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

---

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature ___________________________ Date 10-19-17

Print Name ___________________________

Signature ___________________________ Date ________________

Print Name ___________________________

CP-7771.1 [revised 06/23/2017]
State of California

County of Los Angeles

On 10/19/17 before me, Andrew Holzbaur, Notary Public

(personal name of notary public and title)

personally appeared Emmett Clark, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

ANDREW HOLZBAUR

NOTARY PUBLIC - CALIFORNIA

COMMISSION # 2039062

LOS ANGELES COUNTY

My Comm. Expiration Date: March 5, 2019
10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

G. I understand that if this application is denied, there is no refund of fees paid.

H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"); arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: ___________________________________________________________________
Date: 10-19-17

Print Name: ___________________________________________________________________
Application:

Enviromental Assessment Form

Project Address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)


Name: Tony Locaciato
Company: Meridian Consultants LLC
Address: 810 Hampshire Road, Suite V
City: Westlake Village State: CA Zip Code: 91361
E-Mail: tlocaciato@meridianconsultantsllc.com
Telephone No.: 

Name: Emmet Clark
Company: Miraflores Investments LLC
Address: 183 Rivo Alto Canal
City: Long Beach State: CA Zip Code: 90803
E-Mail: 
Telephone No.: 

Name: Nicole Kuklok-Waldman
Company: Collaborate Inc.
Address: 555 West Fifth Street, Suite 3500
City: Los Angeles State: CA Zip Code: 90013
E-Mail: nicole@collaborate-la.com
Telephone No.: 818-468-1983

APPLICATIONS:

APPLICANT (if not Property Owner)

Name: 
Company: 
Address: 
City: State: Zip Code: 
E-Mail: 
Telephone No.: 

APPLICANT'S REPRESENTATIVE

Name: Nicole Kuklok-Waldman
Company: Collaborate Inc.
Address: 555 West Fifth Street, Suite 3500
City: Los Angeles State: CA Zip Code: 90013
E-Mail: nicole@collaborate-la.com
Telephone No.: 818-468-1983

PROPERTY OWNER

Name: Emmet Clark
Company: Miraflores Investments LLC
Address: 183 Rivo Alto Canal
City: Long Beach State: CA Zip Code: 90803
E-Mail: 
Telephone No.: 

ENVIRONMENTAL REVIEW CONSULTANT

Name: Tony Locaciato
Company: Meridian Consultants LLC
Address: 810 Hampshire Road, Suite V
City: Westlake Village State: CA Zip Code: 91361
E-Mail: tlocaciato@meridianconsultantsllc.com
Telephone No.: 

Assessor's Parcel Number: 7447 023 006
Major Cross Streets: Miraflores and Gaffey
Community Plan Area: Central San Pedro
Council District: 15


1 Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)
OVERVIEW
CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION
A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Small lot subdivision project for 21 units.

Additional information or Expanded Initial Study attached: ☐ YES ☐ NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.?

If YES, please specify:

2. EXISTING CONDITIONS
A. Project Site.
Lot Area: 34,929.5 s.f. ____________________________ square feet
Net Acres: same ____________________________ Gross Acres: same ____________________________

B. Zoning/Land Use.

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Q]CM-IVL</td>
<td>Same</td>
<td>Same</td>
</tr>
</tbody>
</table>

Use of Land

| Use of Land   | Industrial | Residential |

General Plan Designation

| General Plan Designation | Limited Manufacturing | Same |

C. Structures.

1. Does the property contain any vacant structure? □ YES □ NO

   If YES, describe and state how long it has been vacant:

   ________________________________

2. Will any structures be removed/demolished as a result of the project? □ YES □ NO

   If YES, provide the number: ________, type: Commercial ___________________________,

   total square footage: 1,170 s.f./3,136 s.f.

   and age: 70 ___________________________ of structures to be removed.

   If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the
   number of units: ________________

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be
removed or impacted* as a result of the project? □ YES □ NO

If YES complete the following:

<table>
<thead>
<tr>
<th>Tree Status</th>
<th>Quantity Existing</th>
<th>Tree Types</th>
<th>Quantity Removed</th>
<th>Quantity Relocated</th>
<th>Quantity Replaced</th>
<th>Quantity Impacted*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Protected (8&quot; trunk diameter and greater)</td>
<td>2</td>
<td>Mexican Fan Palm</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td>Canary Island Pine</td>
<td>15</td>
<td>0</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>Lemon Bottlebrush</td>
<td>6</td>
<td>0</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Protected (4&quot; trunk diameter and greater)</td>
<td>0</td>
<td>Oak Tree (excluding Scrub Oak)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>Southern California Black Walnut</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>Western Sycamore</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>California Bay</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath
the tree's canopy.

Additional information attached: □ YES □ NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted,
a Tree Report is required.

E. Slope. State the percent of property which is:

   Less than 10% slope: ______100%____ 10-15% slope: ______ over 15% slope: _________

   If slopes over 10% exist, a Topographic Map will be required.
F. Grading. Specify the total amount of dirt being moved:

☐ 0-500 cubic yards  ☐ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): ______________________________ cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: ________ cubic yards  Exported: 100______ cubic yards

Location of disposal site: Authorized landfill

Location of borrow site: _______________________________________________________

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area?  ☐ YES  ☒ NO

If YES, a Haul Route is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination?  ☐ YES  ☐ NO

If YES, describe: ____________________________________________________________

____________________________________________________

If YES, a Phase I Environmental Site Assessment (ESA) is required.

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: ____________________________________________

☐ California Register of Historic Resources: ______________________________________

☐ City of Los Angeles Cultural Historic Monument: ________________________________

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): __________________________

☐ Identified on SurveyLA: ______________________________________________________

☐ Identified in HistoricPlacesLA: ______________________________________________

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation?  ☐ YES  ☐ NO
J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property?  
☐ YES  ☑ NO
If YES, describe: ____________________________________________________________
__________________________________________________________________________ and indicate the sheet number on your plans showing the condition: ________________.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking
Required: 42 + Guest: 6
Proposed: 42 + Guest: 6

Bicycle Parking:
Required Long-Term: 0
Proposed Long-Term: 0

ii. **Height.**

Number of stories (not including mezzanine levels): 35
Maximum height: 35'
Are Mezzanine levels proposed?  
☐ YES  ☑ NO
If YES, indicate on which floor: ________________.
If YES, indicate the total square feet of each mezzanine: ______________________________________

*New construction resulting in a height in excess of 60 feet may require a Shade/Shadow Analysis. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information http://ZIMAS.LACity.Org).*

iii. **Project Size.**

What is the total floor area of the project? 63,000 s.f. gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: 60%  
Paving/hardscape: 30%  
Landscaping: 10%

v. **Lighting.** Describe night lighting of project: **Standard residential safety and security lighting**
B. RESIDENTIAL PROJECT
If no portion of the project is residential check ☐ N/A and continue to next section

i. Number of Dwelling Units.
   Single Family: 21, Apartment: 0, Condominium: 0

ii. Recreational Facilities. List recreational facilities for project: None. Small lot subdivision.

iii. Open Space.
   Does the project involve new construction resulting in additional floor area and units? ☐ YES ☐ NO
   Does the project involve six or more residential units? ☐ YES ☐ NO
   If YES to both, complete the following

   Pursuant to LAMC 12.21.G
<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Open Space (Square Feet)</td>
<td>none</td>
</tr>
<tr>
<td>Private Open Space (Square Feet)</td>
<td>none</td>
</tr>
<tr>
<td>Landscaped Open Space Area (Square Feet)</td>
<td>none</td>
</tr>
<tr>
<td>Number of trees (24 inch box or greater)</td>
<td>23</td>
</tr>
</tbody>
</table>

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar):
   The proposed project is located within a fully developed Community Plan Area.

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: None.
   ☐ N/A and continue to next section

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT
If the project is residential only check ☐ N/A and continue to next section

i. Type of Use.

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☐ NO
   If YES, indicate the total size of the interior space or leasehold: square feet

iii. Hotel/Motel. Identify the number of guest rooms: guest rooms
iv. Days of operation.___________________________________________________________

Hours of operation.___________________________________________________________

v. Special Events. Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? □ YES □ NO

If YES, describe events and how often they are proposed _____________________________________________________________

vi. Occupancy Limit. Total Fire Department occupancy limit: _______________________

a. Number of fixed seats or beds ______________________________

b. Total number of patrons/students __________________________

c. Number of employees per shift _____________, number of shifts _______________

d. Size of largest assembly area ______________________________ square feet

v. Security. Describe security provisions for the project ____________________________________________________________

4. SELECTED INFORMATION

A. Circulation. Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check http://navigatelaJacity.org for this information). Gaffey Street—Boulevard II, directly adjacent.

B. Green building certification. Will the project be LEED-certified or equivalent? □ YES □ NO

If YES, check appropriate box:

□ Certified □ Equivalent □ Silver □ Gold □ Platinum □ Other ________________________

C. Fire sprinklers. Will the Project include fire sprinklers? □ YES □ NO
5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☑ Check this box if you are requesting a Class 32 Exemption, and:

☑ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,

☑ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.
APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER

I, (print name) Emmett Clark
Signature

CONSULTANT/AGENT

I, (print name) Nicole Kuklok-Walde
Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 10/09/17 before me, Andrews Holzbaur, Notary Public

(Insert Name of Notary Public and Title)

personally appeared Emmett Clark and Nicole Kuklok-Walde, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)
REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.

A. Plot Plans and/or Subdivision Map and/or Haul Route Map: One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.

B. Vicinity Maps: Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).

C. Color Pictures: Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet “street view” images are not acceptable.

D. Notice of Intent Fee: An UNDATED check in the amount of $75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.

E. Payment Receipt: Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.

F. Associated Application: A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider’s statement) including entitlement justification and/or findings, if available.

G. Project Planning Referral Form: A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.

H. Radius/Land Use Maps: Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP’s Radius Map Requirements & Guidelines (form CP-7826); 300' radius line is okay for site plan review applications.
I. **Elevation Plans**: One full size and two 11" x 17" size plans. See DCP’s *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.

J. **Floor Plans**: One full size and two 11" x 17" size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB’s (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.

K. **Tree Report**: Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of-way adjacent to the site.

L. **Geology/Soils Approval Letter**: A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.

M. **Haul Route Approval**: Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.

N. **Topographic Map**: If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.

O. **Cultural/Historic Impact Report**: If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.

P. **Cultural/Historic Assessment**: If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.

Q. **Traffic Assessment**: If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

<table>
<thead>
<tr>
<th>Use</th>
<th>Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>40 units</td>
</tr>
<tr>
<td>Condominiums (incl. live/work)</td>
<td>48 units</td>
</tr>
<tr>
<td>Convenience store (24-hr)</td>
<td>340 sf.</td>
</tr>
<tr>
<td>Convenience store (&lt;24-hr)</td>
<td>720 sf.</td>
</tr>
<tr>
<td>Shopping center</td>
<td>6,700 sf.</td>
</tr>
<tr>
<td>Supermarket</td>
<td>2,600 sf.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>General office</td>
<td>16,000 sf.</td>
</tr>
<tr>
<td>Fast food w/o drive-thru</td>
<td>570 sf.</td>
</tr>
<tr>
<td>Fast food w/ drive thru</td>
<td>550 sf.</td>
</tr>
<tr>
<td>Restaurant – high turn over</td>
<td>2,300 sf.</td>
</tr>
<tr>
<td>Restaurant (including bars)</td>
<td>3,300 sf.</td>
</tr>
</tbody>
</table>

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment.

R. **Duplicate Files**: An additional copy of the EAF and each exhibit is necessary for projects which are located in:

- The Coastal Zone and
- The Santa Monica Mountains area
CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. ____________________

Date of Filing ____________________

(2) Tract No. 79277

A Vesting □ Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

825 (N, S, W, E, of) Miraflores Avenue

(Circle one)

Map reference location:


(6) Proposed number of lots 21

(7) Tract area: .803 net acres within tract border; .803 gross acres.

.803 net square feet after required dedication.

(8) Tract proposed for:

<table>
<thead>
<tr>
<th>Units/</th>
<th>Parking</th>
<th>Guest Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>(9) Sq. Ft.</td>
<td>21/63,000 sf.</td>
<td>NA</td>
</tr>
</tbody>
</table>

| Single-Family-(SF) | | | |
| Apartments-(APT) | | | |
| Condominiums-(C) | | | |
| Condominium Conversion-(CC) | | | |
| Commercial-(CM) | | | |
| Industrial-(IND) | | | |
| Stock Cooperative-(SC) | | | |
| Commercial Condo Conversion-(CMCC) | | | |
| Industrial Condo Conversion-(INDCC) | | | |
| Commercial Condominiums-(CMC) | | | |
| Industrial Condominiums-(INDC) | | | |
| Reversion to Acreage - (RV) | | | |
| Other (specify) (O) | | | |

(10) Number/type of units to be demolished 0

(11) Community Plan area San Pedro  
Council District # 15

(12) Community planning designation Limited Manufacturing to Same DU's/GA

- 1 -
The existing zone is \( \text{CM-11L} \). The proposed zone is \( \text{SAME} \).

approved under City Planning Case No. \( \underline{\text{_________________}} \) on \( \underline{\text{____}} \) by the ( ) City Planning Commission and/or ( ) City Council (CF No. \( \underline{\text{_________________}} \)).

a. Has the tract map been filed to effectuate a zone change? 
   Yes ( ) No (\( X \)).

b. Is a building line/zone boundary adjustment or a zone change to a more restrictive zone incident to a subdivision being requested? 
   Yes ( ) No (\( X \)).

c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed? 
   Yes ( ) No (\( X \)).

d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) \( \underline{\text{_________________}} \). 
   Under Case Nos. : \( \underline{\text{_________________}} \).

Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No (\( X \)).

How many? \( \underline{0} \).

If yes, how many are 4 inches or more in diameter? \( \underline{0} \).

How many absolutely must be removed? \( \underline{0} \).

Are there other trees 12 inches or more in diameter? Yes ( ) No (\( X \)).

If yes, how many? \( \underline{0} \). How many must be removed? \( \underline{0} \) indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site? Yes ( ) No (\( X \)). Show all easements on tentative tract map.

Is more than one final map unit proposed? Yes ( ) No (\( X \)) If yes, attach a sketch showing each unit or phase.
(20) Tenant information for demolitions and conversions (attach CP-6345).

(21) Is the project in a horsekeeping (K) district? Yes ( ) No (X)
Is the project within a plan-designated horsekeeping area? Yes ( ) No (X)
Is the project in an RA or more restrictive zone? Yes ( ) No (X)

(22) If the tract is for condominium or cooperative conversion purposes, list:
   a. Anticipated range of sales prices
   b. Anticipated sales terms to tenants
      Note: Attach separate sheet, if necessary.
   c. Number of existing parking spaces _______. A certified parking plan is required for
      all conversions.

(23) Is a haul route approval being requested at this time? Yes ( ) No (X)

(24) Has a Land Development Counseling Session taken place? Yes ( ) No (X)
    If so, what is LDCC No. ____________________________?

(25) Describe your proposal briefly here or on an attached sheet:
   21- Small lot subdivision tract homes with associated
       improvements.

I certify that the statements on this form are true to the best of my knowledge.
Signed ________________________________
Date 10-19-17

RECORD OWNER(S)
(From Latest Adopted Tax Roll)
Name Miraflores Investments LLC
Address 1832 Rio Alto Canal
City Long Beach, CA 90803
Phone
Fax No

Name ________________________________
Address ________________________________
City ________________________________
Phone ________________________________
Fax No ________________________________

SUBDIVIDER
Name Miraflores Investments LLC
Address 1832 Rio Alto Canal
City Long Beach, CA 90803
Phone
Fax No

Name ________________________________
Address ________________________________
City ________________________________
Phone ________________________________
Fax No ________________________________

ENGINEER OR LICENSED SURVEYOR
Name Jason Jung
Name Quality Design and Engineering
Address 1032 South Palm Drive
City San Gabriel, CA
Phone
Fax No

CP-6111 (04/27/06)
C:\Documents and Settings\meredith\Desktop\6111.wd