

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
VTT-71930	Daryll Mackey (213) 978-1456	13

Items Appealable to Council:	Last Day to Appeal:	Appealed:
Vesting Tentative Tract	March 15, 2013	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Location of Project (Include project titles, if any.)

1363 - 1371 North Douglas Street
Los Angeles, CA 90026

Name(s), Applicant / Representative, Address, and Phone Number.

Applicant: David French Echo Park Douglas, LLC 1048 Irvine Ave., Ste. 421 Newport Beach, CA 92660 (949) 208-7248	Representative: Tiffany Rothman Rothman Engineering, Inc. 205 S. Broadway, Ste.206 Los Angeles, CA 90012 (213) 621-3155	Representative: Jennifer Chirco-Coker, MURP Project Manager 1451 Quail Street, Suite 204 Newport Beach, CA 92660 (949) 208-7248
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Name(s), Appellant / Representative, Address, and Phone Number.

Leslie Dione Emge
1406 Quintero St.
Los Angeles, CA 90026
(310) 553-3000 ext 3396

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

The Advisory Agency approved Vesting Tentative Tract Map No. 71930, located at 1363 North Douglas Street, for a maximum seven single-family lots (in accordance with the Small Lot subdivision) as shown on the revised map stamp-dated May 17, 2012 in the Silver Lake-Echo Park-Elysian Valley Community Plan.

Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Environmental No.	Commission Vote:
		ENV-2012-927-MND	No vote

<i>Shonda Kelly</i> Commission Executive Assistant	Date: March 18, 2013
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**PLANNING & LAND
USE MANAGEMENT**

MASTER APPEAL FORM

ORIGINAL

City of Los Angeles – Department of City Planning

APPEAL TO THE: Los Angeles City Council
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: VTT-71930-SL

PROJECT ADDRESS: 1363-1371 N. Douglas St., Los Angeles, CA 90026

FINAL DATE TO APPEAL: March 15, 2013

- TYPE OF APPEAL:
- Appeal by Applicant
 - Appeal by a person, other than the applicant, claiming to be aggrieved
 - Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: Leslie Dione Emge

- Are you filing for yourself or on behalf of another party, organization or company?

Self Other: _____

Address: 1406 Quintero St., Los Angeles, CA 90026

Zip: _____

Telephone: 310-553-3000 E-mail: lemge@glaserweil.com
x 3396

- Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: _____

Address: _____

Zip: _____

Telephone: _____ E-mail: _____

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

- Entire Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 --CA Public Resources Code § 21151 (c)*

I certify that the statements contained in this application are complete and true:

Appellant Signature: *Jessie Hione Gomez* Date: 3-15-13

Planning Staff Use Only

Amount <i>FEES waived See APPEAL IA</i>	Reviewed and Accepted by	Date
Receipt No: <i>N/A</i>	Deemed Complete by	Date

- Determination Authority Notified Original Receipt and BTC Receipt (if original applicant)

ATTACHMENT TO MASTER APPEAL FORM CP-7769
CITY OF LOS ANGELES – DEPARTMENT OF CITY PLANNING
LOS ANGELES CITY COUNCIL

March 14, 2013

Re: Case No.: VTT-71930-SL – Department of City Planning Decision
Address: 1363-1371 North Douglas Street, Los Angeles, California 90026
Community Plan: Silver Lake - Echo Park - Elysian Valley
Zone: RD 1.5-1
Council District: 13
CEQA No.: ENV-2012-927-MND
Applicant: Echo Park Douglas LLC/Rothman Engineering, Inc.
Appellant: Leslie Dione Emge

Appellant submits to the Los Angeles City Council (the “Council”) this written statement in support of the Council’s consideration of the appeal filed January 22, 2013 (the “Original Appeal”) of the Decision dated January 14, 2013 (the “Decision”) of the Los Angeles Department of City Planning (“DCP”) in favor of Applicant regarding the referenced matter (the “Proposed Development”). By the Original Appeal and this submission, Appellant seeks the Council’s intervention to assist Appellant and Applicant in revising the size, scope, and density, of the Proposed Development in order to (a) comport with the land use plans, design guidelines, and municipal ordinances currently in place with regard to the immediate neighborhood, and (b) inure to the benefit of both Applicant and the surrounding community.

The Original Appeal was filed pursuant to the applicable provisions of the Los Angeles Municipal Code and the laws of the State of California, as more fully set forth therein. Attached hereto and incorporated herein as if set forth in full are the following:

1. Exhibit 1: January 22, 2013 Appeal of Department of City Planning Decision re Case No. VTT 71930-SL, and Attachment thereto (the “Original Appeal”);
2. Exhibit 2: February 5, 2013 Appeal of Zoning Administrator Determination re Case No. ZA-2012-926-ZAA-1A, and Attachment thereto (the “Zoning Appeal”), which is currently set for another public hearing on March 27, 2013; and
3. Exhibit 3: Los Angeles Department of City Planning “Citywide Design Guidelines” (2011) (the “Guidelines”).

The Original Appeal was based on the following grounds:

1. The Decision does not comport with the purpose of ensuring development appropriate in size and density as set forth in the applicable land use plans, specifically the City of Los Angeles General Plan (the “General Plan”) (Los Angeles Municipal Code, Chapter 1) and the Specific Plan (Silver Lake – Echo Park – Elysian Valley Community Plan) (the “Specific Plan”) (*Id.*);

2. The Decision does not comport with the purpose and intent of the Los Angeles Department of City Planning Citywide Design Guidelines (the "Guidelines") to ensure that the scope of development comports with the General Plan;
3. The Decision relies on and incorporates errors, omissions, and distortions, both factual and representational, contained in the DCP file on this matter and the flawed Planning Department Staff Report (the "Report");
4. The Decision overlooks lack of notice and due process issues with respect to the constituents and stakeholders in the surrounding community; and
5. The Decision does not acknowledge, reflect, or consider the community's opposition to the size and scope of the Proposed Development.

Additionally, since the filing of the Original Appeal, the prominence of some of these issues has increased (specifically Nos. 2 and 4, above), as discussed below.

1. Because the Size, Scale, and Height of the Proposed Development Are Incompatible With the Existing Neighborhood, the Decision Does Not Comport With the Purpose and Intent of the Applicable Land Use Plans.

As set forth in the Original Appeal, the Decision overlooked the directives of the both the General Plan and the Specific Plan with regard to massing, scale, density, and architectural style, as well as traffic logistics, parking, infrastructure, and livability (Exh. 1, p. 2). The General Plan is the fundamental policy document governing the matters at issue herein, and contains extensive provisions covering neighborhood character (stated to be "a priority of the Plan, based on input from community stakeholders") (General Plan, III-1); scale, massing, sensitivity to topography and the constraints of hillside streets (General Plan, *id.*); aesthetic quality of multiple family developments particularly in older neighborhoods in which single and multiple family residences are mixed (General Plan, I-5); protection of existing single-family residential neighborhoods from new out-of-scale development (General Plan, III-3, 1-1.3, III-9, 1-3.1); and discouragement of variances for height, yards, and setbacks with regard to infill residential development, especially on hillsides (General Plan, III-10, 1-3.2). The Decision adhered to none of these factors, which gave rise to the Original Appeal and this submission. (See also Specific Plan, Chapters 1 and 3, dealing with these same elements within that context.) Appellant believes that the Proposed Development can be revised in size, scale, and height to comport with the General and Specific Plans, and thus maintain the character and quality of life of the existing neighborhood while also allowing for reasonable infill development.

2. Because the Scope of the Proposed Development is Incompatible With the Existing Neighborhood, the Decision Does Not Comport With the Purpose and Intent of the Los Angeles Department of City Planning Citywide Guidelines.

Completed in 2011, the Guidelines are the result of a lengthy, comprehensive, and costly effort by the City of Los Angeles to document the DCP's objectives and standards with regard to its oversight and management of "the built environment." (Exh. 3, p. 3.) In particular, the Guidelines very particularly describe approaches both recommended and not recommended for site planning on hillsides (*Id.* at p. 8); small lot subdivision street side setbacks (*Id.* at p. 9);

building orientation (*Id.* at p. 11); relationship to adjacent buildings (*Id.* at pp. 15-16); onsite landscaping (*Id.* at p. 33); and provision for recreational and open space, including common areas (*Id.* at p. 35). None of these factors were adhered to in formulating the Decision on appeal herein, and in fact the Proposed Development as illustrated by Applicant bears strong similarity to many of the examples specially designated as not recommended. For this reason, Appellant believes that, by revising the scope of the Proposed Development to comport with the hillsides Guidelines, the Proposed Development can enhance rather than damage the neighborhood.

3. The Decision Relies on and Incorporates Errors, Omissions, and Distortions, Both Factual and Representational, Contained in the DCP File On This Matter and the Flawed Report.

As set forth in detail in the Original Appeal, the Report contains errors, omissions, and distortions both factual and representational which run the gamut from erroneous statements regarding the topography of the [two side-by-side lots] which together comprise the site of the Proposed Development, to conflicting, incomplete, or factually erroneous illustrations of the Proposed Development, to inadequate engineering data particularly regarding elevations and building heights. (Exh. 1, pp. 4-7.) The combination of all these errors deprived the DCP of the ability to adequately consider the Proposed Development and the effects its density and scope would have on the existing neighborhood.

4. The Decision Overlooks Lack of Notice and Due Process Issues With Respect to the Constituents and Stakeholders in the Surrounding Community.

As advised at the initial Public Hearing on this matter on December 12, 2012 (the "Hearing"), many of the residents of Douglas Street and Quintero Street were unaware of the Proposed Development - much less its size and density - prior to November 24, 2012, when notice thereof was received via the U.S. Postal Service. As a result, property owners, residents, stakeholders, and constituents were deprived of adequate notice and opportunity to investigate, review, and consider the details of the Proposed Development, and were severely constrained to formulate and prepare a response of any kind, especially in light of Applicant's requested expedited handling. For the same reasons, there was inadequate time available to permit discussions between property owners, stakeholders, and Applicant to reach a consensus on the appropriate scope of the project. As also advised at the Hearing, the neighborhood surrounding the site of the Proposed Development is especially vulnerable in matters of public notice, due to the presence of many elderly or non-English speaking residents, many of whom are intimidated by or unsure how to respond to governmental communications they do not understand. At the Hearing, Applicant represented to the DCP that it had the approval and support of the neighborhood, based on presentations to community groups and "in-person outreach." Appellant was unable to locate any resident who had received such "in-person outreach," and only two persons who had received information either directly through Applicant's presentations or by way of a community group. However, the information understood by both of these two individuals was inaccurate - to wit, that the Proposed Development would be "only a little taller than what's there now," and that the Proposed Development (and Applicant's companion project across the street) were each a *fait accompli* as proposed.

Moreover, Appellant has been informed by such residents that in the time since the Hearing they have been subjected to misinformation including the following: that unless they are property owners they have no standing to comment; that their only opportunity to comment was through

attendance at a GEPENC or EPIA meeting (neither of which they were aware of or attended); that both of Applicant's two projects were a "done deal" and that no further comment, criticism, input, or discussion was possible to revise the plan for the Proposed Development so as to comport with the character of the existing neighborhood; that their concerns about landscaping and street size had been allayed by the developer's agreement to refrain from tree-cutting and street widening (which agreement, as of the date of this submission, appears to be in danger of imminent breach); and if they opposed said developments they could be personally liable for money damages. And every individual, when asked for the main reason they were opposed to the Proposed Development, gave the same response: "**It's too tall.**" The sole resident who was *not* strongly opposed was the individual who mistakenly believed that the Proposed Development would be "only a little taller than what's there now." Statements such as these, combined with inaccurate information and changing descriptions of the Proposed Development controvert any claims that the constituents and stakeholders had adequate notice, a real and meaningful opportunity to respond, or that there exists a consensus of acceptance and support. (Exh. 1, p. 4).

5. The Decision Does Not Acknowledge, Reflect, or Attempt to Accommodate The Community's Opposition.

Lastly, the Decision fails to consider tangible, relevant, and vital considerations, including quality of life issues directly arising from the size and height of the Proposed Development, the DCP's mandate to carry out responsible stewardship of its duties to manage development for the benefit of the residents of Los Angeles, and the negative precedent which would be set by allowing the Proposed Development to go forward in light of the deficiencies set forth above (Exh. 1, p. 7). Urban infill development is desirable and necessary, but its scale must also be coherent in the context of its surroundings and responsible to the rights and concerns of the existing residents.

For all the reasons set forth above, Appellant respectfully requests that the Council set aside the January 14, 2013, Decision, so that Appellant and the surrounding community can work with Applicant to craft an alternative to the Proposed Development which is revised in height, size, scope, and density (Exh. 1, p.7)

Respectfully submitted,



Appellant, Leslie Dione Enge
1406 Quintero Street
Los Angeles, CA 90026

EXHIBIT "1"

MASTER APPEAL FORM

City of Los Angeles - Department of City Planning

DEPARTMENT OF CITY PLANNING

RECEIVED AT THE PUBLIC
COUNTER ON: 01-22-13

APPEAL TO THE: City Planning Commission
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: VTT-71930-SL

PROJECT ADDRESS: 1363 N. Douglas Street, Los Angeles, CA 90026

FINAL DATE TO APPEAL: January 24, 2013

- TYPE OF APPEAL:
1. Appeal by Applicant
 2. Appeal by a person, other than the applicant, claiming to be aggrieved
 3. Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION - Please print clearly

Name: Leslie Dione Emge

- * Are you filing for yourself or on behalf of another party, organization or company?

Self Other: _____

Address: 1406 Quintero St., Los Angeles, CA 90026

Zip: _____

Telephone: 310-553-3000 Email: lemge@glaserweil.com
x 3396

- * Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: _____

Address: _____

Zip: _____

Telephone: _____ E-mail: _____

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING - Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state:

- * The reasons for the appeal
- * How you are aggrieved by the decision
- * Specifically the points at issue
- * Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

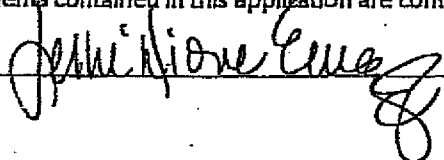
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 - * Original Determination Letter
- * Original applicants must provide the original receipt required to calculate 85% filing fee.
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-CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____



Date: 1-22-13

Planning Staff Use Only

Amount	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

Determination Authority Notified

- Original Receipt and BTC Receipt (if original applicant)

DEPARTMENT OF CITY PLANNING
RECEIVED AT THE PUBLIC
COUNTER ON: 01-22-13

ATTACHMENT TO MASTER APPEAL FORM CP-7769
CITY OF LOS ANGELES – DEPARTMENT OF CITY PLANNING

January 22, 2013

Re: Vesting Tract Map No. 71930-SL
Address: 1363-1371 Douglas Street, Los Angeles, California 90026
Community Plan: Echo Park-Elysian Valley
Zone: RD 1.5-1
Council District: 13
CEQA No.: ENV-2012-
Case Applicant: Douglas French, Douglas LLC

Appellant is aggrieved by the Decision dated January 14, 2013 (the "Decision"), by Michael J. LoGrande, Advisory Agency, and Garland Cheng, Deputy Advisory Agency, of the City of Los Angeles, Department of City Planning (the "DCP"), in favor of Case Applicant, regarding the matter referenced above (the "Proposed Development"), and files the within appeal (the "Appeal") based on the following:

1. The Decision does not comport with the policy and purpose of the applicable land use plans;
2. The Decision does not consider deficiencies in foundational issues including lack of notice and due process;
3. The Decision relies on erroneous representations and omissions by Case Applicant;
4. The Decision relies on the flawed Planning Department Staff Report (the "Report");
5. The Decision does not consider critical factors including quality of life, responsible development, and precedence-setting misinterpretation of municipal ordinances.

The application for the Proposed Development, submitted pursuant to the Small Lot Subdivision Ordinance, LAMC No. 176354, falls within the parameters of the General Plan of the City of Los Angeles (Los Angeles Municipal Code, Chapter 1; CPC 94-0354m GFP CF 95-2259, CF 01-1162; enacted December 11, 1996; readopted August 8, 2001) (the "General Plan") and the Silver Lake – Echo Park – Elysian Valley Community Plan (Los Angeles Municipal Code, Chapter 1; CPC 94-0354; enacted December 17, 1984; updated August 11, 2004) (the "Specific Plan"), and is subject to the requirements for notice, due process, compliance, and appeal under applicable state and federal law. This Appeal is filed pursuant to the applicable provisions of the Los Angeles Municipal Code, and the laws of the State of California.

The Proposed Development was the subject of a public hearing on December 12, 2012 (the "Hearing"), in response to DCP's notice received by Appellant and other residents of

Douglas and Quintero Streets for the first time on November 24, 2012. At the Hearing, Appellant and other concerned property owners, residents and interested parties appeared, spoke and submitted evidence in opposition to the DCP's Planning Department Staff Report and the DCP's verbal tentative ruling approving the Proposed Development.

As noted above, DCP's Decision was rendered January 14, 2013, and this Appeal follows. Specifically, Appellant refers to the following errors and omissions:

1. Contravention of Policy and Purpose of Applicable Land Use Plans.

The primary purpose of the General Plan and the Specific Plan with regard to residential development is to responsibly guide and manage said development so as to maintain the character, appearance, and livability of existing neighborhoods. Factors to be considered include massing, scale, density, and architectural style (with regard to the structures themselves), as well as traffic considerations, infrastructure, and impact on neighboring properties (with regard to location). (General Plan, Chapters 1; Specific Plan Chapters 1: 1-5, 10; 3:1-3, 14)

It appears that none of these factors were considered by the DCP in arriving at its Decision. Indeed, in contravention of the precepts embodied in the General Plan and the Specific Plan, the Proposed Development would be *four times as tall as the three residences immediately adjacent to it*, twice as tall as another; and *more than four times as tall as the remaining immediately adjacent property* – a parking lot – thus imposing an oppressive, gulag-style “watchtower” over the neighboring properties. Additionally, the Proposed Development consists of seven units of three bedrooms/3 bathrooms in an average of 1925 square feet (hence the multi-story configuration); the average for the majority of the neighboring residences is two bedrooms/1.5 bathrooms, in an average of 1300 square feet. The construction of a building of these dimensions would not only damage the historical and fully landscaped character of this “green belt” transition area between the high-density area along Sunset Boulevard and the open space of Elysian Park, it would completely deprive properties to the west of light, air flow, and privacy, and completely deprive those to the east and north of their views and privacy. Furthermore, the General Plan specifically provides that residential developments should have surrounding open space usable for outdoor activities. (General Plan, Chapter 5: 7, 8.) Any such space has been completely eliminated from the Proposed Development, by virtue of Case Applicant's request for a variance permitting 0' setback for side yards and separation between the units, and 5' setback for rear yards. Instead, the Proposed Development seeks to coopt the public space of Elysian Park for the furtherance of its private enterprise. All these impacts are separate and distinct direct contraventions of the site planning precepts articulated in and prescribed by the General Plan and the Specific Plan.

Property immediately to the north of the Proposed Development's location



Properties immediately to the south of the Proposed Development's location



2. Deficiencies in Notice and Due Process

As advised during the Hearing, few if any of the residents of Douglas Street or Quintero Street were aware of the Proposed Development prior to November 24, 2012, when notice of the Hearing was received via the U.S. Postal Service. As a result, property owners, residents, stakeholders, and constituents were deprived of adequate notice and opportunity to investigate, review, and consider the details of the Proposed Development, and were severely constrained to formulate and prepare a response of any kind, especially in light of Case Applicant's requested expedited handling. As also advised at the Hearing, the neighborhood surrounding the site of the Proposed Development is especially vulnerable in matters of public notice, due to the presence of many elderly or non-English speaking residents, many of whom are intimidated by governmental communications they do not understand.

The Decision relies on information contained in the Report, referencing only one resident who had or had expressed an opinion of the Proposed Development. The Case, based on the limited contact they received. In actuality, the limited response received *at the time of the Report* resulted not from indifference on the part of the residents, but from the lack of adequate notice and very short time frame for a response. In fact, at the Hearing half a dozen residents appeared to voice their disapproval of the Proposed Development, despite inadequate notice and opportunity for due process, which they have been deprived of through improperly expedited processing by the DCP.

3. Reliance on Erroneous Representations of Case Applicant and Omissions in the DCP File.

A. Erroneous Representations of Case Applicant.

As was pointed out at the Hearing, as of the day prior thereto (December 11, 2012), the DCP file contained renderings and illustrations supplied by Case Applicant, three out of four of which were factually impossible to be of the Proposed Development. These same erroneous and misleading representations were part of Case Applicant's website promotion of the Proposed Development, and were relied upon by DCP staff in the creation of the Report. At the Hearing, a sole, different rendering was displayed; however, by virtue of its sudden appearance at the Hearing was not — and could not have been — shown to residents when seeking their approval (as claimed by Case Applicant's representative). Nor could the revised illustration have been considered by the DCP staff in composing its Report, as it was not part of the file as it existed prior to December 12, 2012. As a result, DCP's approval is moot as a matter of law. (DCP, *Instructions For Filing Tentative Tract Maps* (the "Instructions"), G., 1., a.) (In addition, it should be noted that the illustrations on Case Applicant's website — which showed one rendering as representing both this and another the corner of Douglas and Montana — two completely different properties, orientations, and sizes — was taken down and replaced by a completely different depiction.)

The Decision references that two local neighborhood groups (Greater Echo Park and Elysian Neighborhood Council ("GEPENC"), and Echo Park Improvement Association ("EPIA") approved of the Proposed Development, and that in-person outreach yielded similar approval.

This assertion is not only misleading but factually flawed, and in no way substitutes for an informed response by the property owners, residents, stakeholders, and constituents within the immediate neighborhood. None of the interested parties aggrieved by this matter were aware of or present at the presentations made to GEPENC or EPIA by Case Applicant, nor were any substantive issues regarding the dimensions of the Proposed Development addressed, much less approved. In fact, one of the "approvals" stated as being given by EPIA does not even concern the Proposed Development ("... mature trees including the Morton Bay Fig at the corner of Douglas and Montana, ..."), and the GEPENC "approval" is nothing more than a restatement of EPIA's comments regarding street widening and trash collection. And, as noted above, since the renderings and illustrations contained in the DCP file and on Case Applicant's website were factually impossible as depictions of the Proposed Development, any approval given by these non-representative groups is not only irrelevant, but ineffectual and moot.


B. Omissions in the DCP File.

The DCP's Instructions require that "building elevation(s) and other illustrative information" shall accompany a Vesting Tentative Tract Map (the "VTT") For Small Lot Subdivision Purposes." (*Instructions For Filing Tentative Tract Maps (the "Instructions")*, G., 1., b.) The VTT contained in the DCP's file on the Proposed Development, as of the day prior to the Hearing contained a VTT which did not reflect this required information. The VTT did, however, contain in the Notes section, item 13, an entry to the effect that the structures would be "...dwellings 3-story...." This directly contradicts the renderings and illustrations contained in the file which clearly show three-story units which include structures and living spaces on the rooftops. Any claim that these rooftop living areas are not an additional story is disingenuous, since they must be surrounded by at least safety or guard rails or panels. Moreover, it is reasonable to assume that the intended purchasers of the Proposed Development's units would not wish to sit on an open and empty rooftop in urban Los Angeles, and that such areas would therefore also contain awnings, umbrellas, or other roof coverings, thus creating a virtual fourth story complementing the partial constructions shown on Case Applicant's website floor plan page.

panel name: Lrg


DOUGLAS - Floor Plans

Plan 1



Features	
Units	3
Square Footage	1,907
Bedrooms	2-3
Baths	2-3
Garage	2 Car

Plan 3



Features	
Units	3
Square Footage	1,854
Bedrooms	3
Baths	3-4
Garage	2 Car

4. Reliance on the Flawed Report.

A. Misleading Statements in the Report.

The Report contains several misleading or erroneous statements, all of which taken together imply conditions which do not exist. Specifically, clarification or correction of the following is necessary and would have materially impacted same the DCP's Decision. The Report states that the proposed map is "consistent with applicable General and Specific Plans." (Report, p. 17.) This analysis addresses only those factors which *are* in agreement with the General and Specific Plans, and ignores the multitude which the Proposed Development squarely contradicts, including those set forth above, and the following:

(a) "Properties to the east... are improved with a 2-story apartment building and a 2-story single family dwelling." (Report, p. 2.) This statement implies that the Proposed Development would not be significantly taller than or out of scale with surrounding residences. The statement is misleading, inasmuch as the two comparison structures noted have mature landscaping and considerable distance between them, and between them and the Proposed Development, not including the width of the street itself which acts as an additional de facto setback. The Proposed Development is, as noted above, two to more than four times as tall as the residences immediately adjacent to it.

(b) "...infill of an otherwise mixed-density neighborhood." (Report, p. 17.) Again, this statement misleads. It states that the neighborhood contains a variety of one- and two-story/single family/multifamily residences, but it omits the fact that virtually all of the multistory/high density buildings are located either at the very top of the street, or at the bottom along Sunset Boulevard. They are *not* interspersed with the existing one-story single family residences. Permitting the Proposed Development ignores the aesthetic and character of the neighborhood, in contravention of the stated purpose of the General Plan, as noted above.

(c) "The site is level...." (Report, p. 17.) The Report states that "the site is physically suitable" for the Proposed Development, based apparently in large part on the representation that "the site is level." As shown below, the site is *not even close to level*, there being an approximately 5-6' change in elevation between the north and south halves of the



parcel. In fact, it could only be made level with significant excavation – and the attendant risk of subsidence and damage to surrounding properties. Such excavation and grading would cause extensive negative effects to the stability and safety of those hillside residences. In addition, residents living between the Proposed Development and Sunset Boulevard would be subjected to significant traffic and disruption by earth-moving equipment and crews, especially in light of the special circumstances posed by such hillside excavation. While the Proposed Development does not fall within the definition of a “hillside area” for DCP purposes, it nevertheless is, without question, on a hillside – one that rises almost 11½% in a span of only 95 feet. Therefore, although the Report states that the Department of Building and Safety, Grading Division, found the soils and geologic report to be adequate, to the extent that such assessment and approval is or was based on the Report’s statement that “the site is level,” it is without foundation and therefore moot.

B. Omissions in the Report.

The Report does not include reports from several vital Los Angeles municipal departments and entities, specifically the Department of Transportation, the Fire Department, and the Bureau of Sanitation. The review and assessment by these three departments relate directly to health and safety concerns, and the fact that the Report contains no input from them renders it dangerously incomplete, as well as premature.

5. Failure to Consider Related Factors.

Lastly, the Decision fails to consider tangible, relevant, and vital considerations, including quality of life issues, the mandate to the DCP to carry out responsible stewardship of its duties to manage development for the benefit of the residents of Los Angeles, and the negative precedent which would be set by allowing development such as the Proposed Development to go forward in light of the many violations and deficiencies set forth above. Insertion of a structure of this proportion into the existing neighborhood not only deprives the existing residents of a reasonable expectation of livability, but damages their property values without compensation in violation of principles of eminent domain law, since the proposed development renders immediately adjoining properties suitable and desirable only for demolition and replacement by developments similar to the Proposed Development. It also sets precedent which encourages the establishment of other similarly inappropriate projects in the greater neighborhood.

Therefore, for all the reasons set forth above, Appellant respectfully requests that the January 14, 2013, Decision be rescinded and replaced with approval for a development reduced in both size, scope, and density. Based on the existing character, size, dimension, and density of the existing neighborhood, a courtyard-type configuration of no more than four units of no more than two stories each would be appropriate, total square footage not to exceed 6,000 square feet and height not to exceed 22 feet.

Respectfully submitted,

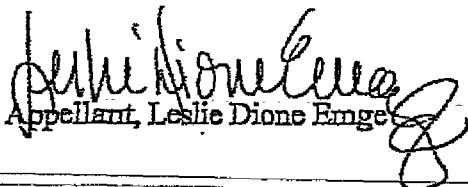

Appellant, Leslie Dione Emge

EXHIBIT "2"

MASTER APPEAL FORM

City of Los Angeles - Department of City Planning

DEPARTMENT OF CITY PLANNING

RECEIVED AT THE PUBLIC

COUNTER ON: 02/05/13

A. PEREZ

APPEAL TO THE: Office of Zoning Administration, Dept. of City Planning
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: ZA-2012-926-ZAA

PROJECT ADDRESS: 1363-1371 Douglas Street, Los Angeles, CA 90026

FINAL DATE TO APPEAL: February 7, 2013

- TYPE OF APPEAL:
- 1. Appeal by Applicant
 - 2. Appeal by a person, other than the applicant, claiming to be aggrieved
 - 3. Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION - Please print clearly

Name: Leslie Dione Emge

Are you filing for yourself or on behalf of another party, organization or company?

Self Other: _____

Address: 1406 Quintero St, Los Angeles, CA 90026

Zip: _____

Telephone: 310-553-3000 E-mail: lemge@glaserweil.com
X 3396

Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: _____

Address: _____

Zip: _____

Telephone: _____ E-mail: _____

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state:

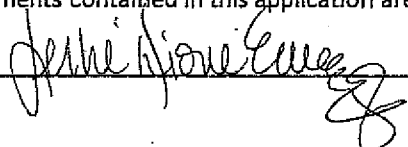
- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 —CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature:  Date: 2-5-13

Planning Staff Use Only

Amount	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

Determination Authority Notified

Original Receipt and BTC Receipt (if original applicant)

ATTACHMENT TO MASTER APPEAL FORM CP-7769
CITY OF LOS ANGELES – DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATOR

February 5, 2013

Re: Case No.: ZA-2012-926-ZAA – Zoning Administrator’s Adjustment
Address: 1363-1371 Douglas Street, Los Angeles, California 90026
Planning Area: Silver Lake – Echo Park – Elysian Valley
Zone: RD 1.5-1
D.M. 139.5A211
C.D.: 13
CEQA No.: ENV-2012-927-MND
Legal Description: Lot 1, Block 2, Golden West Heights Tract
Case Applicant: David French/Echo Park Douglas LLC, Tiffany Rothman/Rothman Engineering, Inc.

Appellant is aggrieved by the Determination dated January 23, 2013 (the “Determination”) by Charles J. Rausch, Jr., Associate Zoning Administrator of the City of Los Angeles, Office of Zoning Administration (the “ZA”), in favor of Case Applicant’s request for a zoning adjustment regarding the matter referenced above (the “Proposed Development”), and files the within appeal (the “Zoning Appeal”) based on the following:

1. The Determination does not comport with the purpose and intent of the applicable land use plans and municipal ordinances;
2. The Determination relies on the flawed Planning Department Staff Report and erroneous representations made by Case Applicant;
3. The Determination references but does not accommodate the opposition of the surrounding community;
4. The Determination would permit the unwarranted and inappropriate expediting of the Proposed Development, all to the detriment and damage of the surrounding community.

The Determination concerns an application for the Proposed Development, submitted pursuant to the Small Lot Subdivision Ordinance, LAMC No. 176354 (the “SLSO”), which falls within the parameters of the General Plan of the City of Los Angeles (Los Angeles Municipal Code, Chapter 1; CPC 94-0354m GFP CF 95-2259, CF 01-1162; enacted December 11, 1996; readopted August 8, 2001) (the “General Plan”) and the Silver Lake – Echo Park – Elysian Valley Community Plan (Los Angeles Municipal Code, Chapter 1; CPC 94-0354; enacted December 17, 1984; updated August 11, 2004) (the “Specific Plan”), and is subject to the requirements for notice, due process, compliance, and appeal under applicable state and federal law. This Zoning Appeal is filed pursuant to the applicable provisions of the Los Angeles Municipal Code, and the laws of the State of California.

The Determination follows the Decision dated January 13, 2013 (the “Decision”) by Michael J. LoGrande, Advisory Agency, and Garland Cheng, Deputy Advisory Agency, of the

City of Los Angeles, Department of City Planning (the "DCP") in favor of Case Applicant regarding the Proposed Development, as well as the Appeal of the Decision filed by Appellant on January 22, 2013 (the "Original Appeal"), a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference as though set forth in full.

As noted above, the Determination was rendered January 23, 2013¹, and this Zoning Appeal timely follows. Specifically, Appellant refers to the following errors and omissions in the Determination:

1. **Contravention of Purpose and Intent of Applicable Land Use Plans and Municipal Ordinances.**

The primary purpose of the General Plan and the Specific Plan with regard to residential development is to responsibly guide and manage development so as to maintain the character, appearance, and livability of existing neighborhoods. Factors to be considered include massing, scale, density, and architectural style (with regard to the structures themselves), as well as health, safety, and traffic considerations; infrastructure; and impact on neighboring properties (with regard to location). (General Plan, Chapters 1; Specific Plan Chapters 1: 1-5, 10; 3:1-3, 14.)

The Determination itself acknowledges those mandates when it states, "[t]he authorized use shall be conducted at all times *with due regard for the character of the surrounding district.*" (Determination, p. 2, no. 3.) (Emphasis added.) Yet the Determination then goes on to approve zoning variances which directly contravene those directives and thwart the intent which gave rise to those provisions in the first place. As set forth in the Original Appeal, the Proposed Development would be many times taller than the immediately adjacent properties, create living spaces considerably larger than those of the majority of both the immediate and neighboring properties, and insert a distinctly incongruous structure into the existing, long-established, and historic neighborhood of one- and two- story Craftsman, Spanish Colonial, and California Bungalow-style residences. In addition, also as set forth in the Original Appeal, the solid block-like nature of the Proposed Development – wholly unlike any adjacent or neighboring properties – would cause serious and permanent damage to neighboring properties with regard to light, air flow, privacy, view, vehicular congestion, parking, and peaceful enjoyment of their homes. (Exhibit A, p. 2.) The Determination makes no accommodation for any of these far-ranging and disparate negative impacts.

The Determination, citing Los Angeles Municipal Code ("L.A.M.C.") section 12.28, sets forth five criteria which must be met in order to justify the ZA's approval; the findings with regard to three of them ((a) set-backs and separation of buildings; (b) compatibility and impact; and (c) intent of the General Plan)) are plainly erroneous, to wit:

(a) First, the General Plan specifically provides that residential developments must have surrounding open space usable for outdoor activities. (General Plan, Chapter 5: 7, 8.) A variance which permits 0' "side yards" and 5' "rear yards" is a variance which condones the fiction that a 5' "rear yard" – let alone a 0' "side yard" – creates actual, usable, viable open space. Even the lone variance requested by Case Applicant which is *not* a complete negation of the General Plan's provisions on open space – namely, to reduce the "front yard setbacks" from

¹ The ZA's Determination, dated January 23, 2013, was rendered and served *before* the expiration of the time for appeal of the related Decision.

15' to 10-12' – is yet another fiction and does not satisfy the intent of the General Plan, since the Proposed Development's units have no front yards as that phrase is commonly used and understood. (Determination, p. 1.)

(b) Second, the Determination acknowledges that the Zoning Code requires “uniformity and standardization of yards” and “consistency of minimum yards and open space,” yet then seeks to distinguish and carve out an exception for the design of the Proposed Development by stating that it “cannot take into account individual unique characteristics which a specific parcel may have.” (Determination, pp. 7-8, No. 1.) There is, however, nothing individual or unique about the “specific parcel,” *i.e.*, the *site* of the Proposed Development; on the contrary, it is the height, scale, and density of the Proposed Development itself which violates the uniformity, standardization, and consistency requirements.

(c) Finally, the Determination's assessment that “...the project... as a whole... will be compatible with the surrounding neighborhood....” (Determination, p. 7, No. 2) is patently inaccurate, for all the reasons contained in the Original Appeal (Exhibit A, pp. 2, 5 B., 6 (a)-(b)) and this Zoning Appeal, *supra*, as is the statement that the “...granting of an adjustment will be in conformance with the intent and purpose of the General Plan.” (Determination, p. 7, No. 3.) *Saying* that the Proposed Development comports with the intent and purpose of the General Plan (or the Specific Plan, or the L.A.M.C.) does not make it so, especially in light of the many discrepancies, deviations, and omissions present here and reflected in the Report, the Decision, the Determination, and the DCP file on this matter, all of which give rise to the Original Appeal and the within Zoning Appeal.

2. Reliance on the Flawed Planning Department Staff Report and the Erroneous Representations of Case Applicant

A. Reliance on the Flawed Report.

As more fully set forth in the Original Appeal (Exhibit A, pp. 6-7), the Report contains misleading and/or erroneous statements, all of which taken together imply nonexistent conditions, including, but not limited to the following:

(1) the Report repeatedly describes adjoining or nearby properties so as to imply that the Proposed Development would not be significantly taller than, out of scale with, or substantially larger than, the neighboring residential structures, when in fact the Proposed Development would be between two and four times taller, and almost six times as dense as the neighboring structures;

(2) the Report describes the site as containing “two one-story bungalows and two detached garages.” The Proposed Development would almost quadruple this amount of housing, resulting in a density that is clearly excessive. More reasonable and appropriate (and non-controversial) would be an increase to four two-story structures in a courtyard configuration with actual yards and set-backs such as those reflected in the Zoning Code. Such a design would adequately meet the municipal objectives to increase housing stock without impinging the rights and property values of existing residents, destroying the character of the neighborhood, and negatively impacting the livability of surrounding community; and

(3) the Report states that “the site is level.” This is factually false. The site is simply *not* level. This is the most egregious inaccuracy in the Report, since it *per se* moots all clearances and approvals by municipal departments concerning engineering, grading, excavation, subsidence, and erosion, all of which are potential liabilities to the City and threats to the integrity and safety of neighboring properties. Moreover, it is not currently clear whether any

soils report and/or environmental impact reports would meet the requisite standards, to the extent they rely in whole or in part on this misstatement.

In addition, the Report also reflects omissions which significantly impact its authority. It does not include any input from several vital municipal departments, including the Department of Transportation, the Bureau of Sanitation, and – disturbingly – the Fire Department.² Moreover, one municipal department, the Bureau of Engineering, specifically objected to the specialized requests of the Proposed Development.

B. Erroneous Representations of Case Applicant.

As more fully set forth in the Original Appeal (Exhibit A, pp. 4-5), the DCP file contained renderings and illustrations supplied by Case Applicant which were both factually impossible (as to orientation and location) and intentionally misleading (as to scale and proportion). The file also contained maps supplied by Case Applicant which lacked required information regarding elevations of the components of the Proposed Development, as well as other engineering requisites.

The Report further incorporated claims by Case Applicant that the immediate and surrounding residents were in favor of the Proposed Development by virtue of one communication from each of two local neighborhood groups (Greater Echo Park and Elysian Neighborhood Council (“GEPENC”), and Echo Park Improvement Association (“EPIA”)), and in-person outreach. For reasons set forth more fully in the Original Appeal, these claims are both unsupported and immaterial, as these groups cannot and do not speak for the neighborhood residents who would be affected by the Proposed Development. The Determination expressly mentioned “Jose Siglar [sic], a former member of [GEPENC], spoke giving the project praise.” Interestingly, Mr. Sigala expansively offered praise of all the applications which preceded the Proposed Development on the panel’s agenda – including one in West Hollywood and one in Culver City. It is worth noting that Mr. Sigala is no longer the head of GEPENC, that relationship having ended under a cloud of allegations including influence peddling and mismanagement of funds which resulted in GEPENC’s financial accounts being frozen pending investigation by its regulatory parent.

3. Failure to Accommodate Community Opposition.

The Determination fails to accommodate or attempt to resolve any of the quality of life, safety, or personal property issues raised by residents of the surrounding community, including those specifically set forth in the Original Appeal (Exhibit A, p. 7). It does, however, verify and support the predominant objections raised by the community, to wit: the Determination notes the “predominate [sic] sentiment of the residents... is... the developer is just trying to cram as much housing on the property and exploit the provisions of the Small Lot Ordinance...” (Determination P. 5, Public Hearing, ¶ 3), which “sentiment” is then validated by the statement that the Proposed Development “reflects the maximum number of units allowed (seven)” (Determination, p. 7, No. 2, ¶2).

² The critical importance of input from the Fire Department was, coincidentally, acknowledged in the Determination itself, when it referenced residents’ testimony regarding “...extreme difficulty that Fire Department personnel encountered getting access to a major fire...” (Determination, p. 5, at “Public Hearing,” ¶ 3).

4. Unwarranted and Inappropriate Expediting of the Proposed Development.

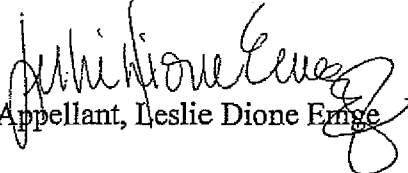
The validity of the residents' consensus that the Proposed Development is being prematurely and inappropriately "green-lighted" by the DCP and the ZA is bolstered by the fact of the Proposed Development's expedited processing. In addition to the notice and due process issues raised in the Original Appeal (Exhibit A, p. 4), and the push to obtain DCP approval despite the numerous flaws in the Report, Case Applicant seeks to side-step the more stringent and correct dictates of the Zoning Code (not to mention the General Plan, the Specific Plan, and the L.A.M.C.), begin construction, and then when construction is completed record the final map pursuant to the more elastic and exploitable language of the SLSO.

Although the Determination sets forth the penalties for any violation of the terms and conditions upon which the ZA's approval is predicated, in this instance they act as no credible bar to violation and provide no protection or adequate remedy to the community.³

Lastly, it should not go unremarked that the Determination states it is grounded on the ZA's "...*thorough consideration* of the statements within the application, the plans submitted therewith,... and *the [R]eport* by [DCP],... *as well as knowledge of the property and surrounding district...*" (Determination, p. 4, Findings of Fact.) (Emphasis added.) This representation is belied by the litany of errors, misrepresentations, and omissions enumerated in the Original Appeal and this Zoning Appeal.

Therefore, for all the reasons set forth above, Appellant respectfully requests that the January 23, 2013, Determination be rescinded pending submission and approval of a plan for a development reduced in size, scope, and density in keeping with the character of the surrounding neighborhood, for example four units of two stories each, as set forth in more particularly in the Original Appeal (Exhibit A, p. 7).

Respectfully submitted,


Appellant, Leslie Dione Emge

³ Echo Park has had prior interaction with Case Applicant and its home builder, Planet Home Living, vis-à-vis its flagrant violation of the same types of restrictions, terms, and conditions, in connection other development projects. These violations resulted in permanent loss and detriment to the surrounding community, but resulted in the imposition against Case Applicant and its partners of only a minimal fine easily within their financial means. (See Exhibit B, *The Eastsider* articles dated September 8, 2011, and February 10, 2012.)

EXHIBIT "A"

MASTER APPEAL FORM

City of Los Angeles - Department of City Planning

DEPARTMENT OF CITY PLANNING

RECEIVED AT THE PUBLIC

COUNTER ON: 01-22-13

APPEAL TO THE: City Planning Commission
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: VTT-71930-SL

PROJECT ADDRESS: 1363 N. Douglas Street, Los Angeles, CA 90026

FINAL DATE TO APPEAL: January 24, 2013

- TYPE OF APPEAL:
- Appeal by Applicant
 - Appeal by a person, other than the applicant, claiming to be aggrieved
 - Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION - Please print clearly

Name: Leslie Dione Emge

- Are you filing for yourself or on behalf of another party, organization or company?

Self Other: _____

Address: 1406 Quintero St., Los Angeles, CA 90026

Zip: _____

Telephone: 310-553-3000 E-mail: lemge@glaserweil.com

x 3396

- Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: _____

Address: _____

Zip: _____

Telephone: _____ E-mail: _____

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

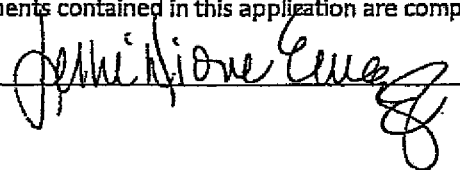
- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."

—CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____



Date: 1-22-13

Planning Staff Use Only

Amount	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

Determination Authority Notified

Original Receipt and BTC Receipt (if original applicant)

DEPARTMENT OF CITY PLANNING
RECEIVED AT THE PUBLIC
COUNTER ON: 01-22-13

1

ATTACHMENT TO MASTER APPEAL FORM CP-7769
CITY OF LOS ANGELES – DEPARTMENT OF CITY PLANNING

January 22, 2013

Re: Vesting Tract Map No. 71930-SL
Address: 1363-1371 Douglas Street, Los Angeles, California 90026
Community Plan: Echo Park-Elysian Valley
Zone: RD 1.5-1
Council District: 13
CEQA No.: ENV-2012-
Case Applicant: Douglas French, Douglas LLC

Appellant is aggrieved by the Decision dated January 14, 2013 (the "Decision"), by Michael J. LoGrande, Advisory Agency, and Garland Cheng, Deputy Advisory Agency, of the City of Los Angeles, Department of City Planning (the "DCP"), in favor of Case Applicant, regarding the matter referenced above (the "Proposed Development"), and files the within appeal (the "Appeal") based on the following:

1. The Decision does not comport with the policy and purpose of the applicable land use plans;
2. The Decision does not consider deficiencies in foundational issues including lack of notice and due process;
3. The Decision relies on erroneous representations and omissions by Case Applicant;
4. The Decision relies on the flawed Planning Department Staff Report (the "Report");
5. The Decision does not consider critical factors including quality of life, responsible development, and precedence-setting misinterpretation of municipal ordinances.

The application for the Proposed Development, submitted pursuant to the Small Lot Subdivision Ordinance, LAMC No. 176354, falls within the parameters of the General Plan of the City of Los Angeles (Los Angeles Municipal Code, Chapter 1; CPC 94-0354m GFP CF 95-2259, CF 01-1162; enacted December 11, 1996; readopted August 8, 2001) (the "General Plan") and the Silver Lake – Echo Park – Elysian Valley Community Plan (Los Angeles Municipal Code, Chapter 1; CPC 94-0354; enacted December 17, 1984; updated August 11, 2004) (the "Specific Plan"), and is subject to the requirements for notice, due process, compliance, and appeal under applicable state and federal law. This Appeal is filed pursuant to the applicable provisions of the Los Angeles Municipal Code, and the laws of the State of California.

The Proposed Development was the subject of a public hearing on December 12, 2012 (the "Hearing"), in response to DCP's notice received by Appellant and other residents of

Douglas and Quintero Streets for the first time on November 24, 2012. At the Hearing, Appellant and other concerned property owners, residents and interested parties appeared, spoke and submitted evidence in opposition to the DCP's Planning Department Staff Report and the DCP's verbal tentative ruling approving the Proposed Development.

As noted above, DCP's Decision was rendered January 14, 2013, and this Appeal follows. Specifically, Appellant refers to the following errors and omissions:

1. Contravention of Policy and Purpose of Applicable Land Use Plans.

The primary purpose of the General Plan and the Specific Plan with regard to residential development is to responsibly guide and manage said development so as to maintain the character, appearance, and livability of existing neighborhoods. Factors to be considered include massing, scale, density, and architectural style (with regard to the structures themselves), as well as traffic considerations, infrastructure, and impact on neighboring properties (with regard to location). (General Plan, Chapters 1; Specific Plan Chapters 1: 1-5, 10; 3:1-3, 14)

It appears that none of these factors were considered by the DCP in arriving at its Decision. Indeed, in contravention of the precepts embodied in the General Plan and the Specific Plan, the Proposed Development would be four times as tall as the three residences immediately adjacent to it, twice as tall as another; and *more* than four times as tall as the remaining immediately adjacent property – a parking lot – thus imposing an oppressive, gulag-style “watchtower” over the neighboring properties. Additionally, the Proposed Development consists of seven units of three bedrooms/3 bathrooms in an average of 1925 square feet (hence the multi-story configuration); the average for the majority of the neighboring residences is two bedrooms/1.5 bathrooms, in an average of 1300 square feet. The construction of a building of these dimensions would not only damage the historical and fully landscaped character of this “green belt” transition area between the high-density area along Sunset Boulevard and the open space of Elysian Park, it would completely deprive properties to the west of light, air flow, and privacy, and completely deprive those to the east and north of their views and privacy. Furthermore, the General Plan specifically provides that residential developments should have surrounding open space usable for outdoor activities. (General Plan, Chapter 5: 7, 8.) Any such space has been completely eliminated from the Proposed Development, by virtue of Case Applicant's request for a variance permitting 0' setback for side yards and separation between the units, and 5' setback for rear yards. Instead, the Proposed Development seeks to coopt the public space of Elysian Park for the furtherance of its private enterprise. All these impacts are separate and distinct direct contraventions of the site planning precepts articulated in and prescribed by the General Plan and the Specific Plan.

Property immediately to the north of the Proposed Development's location



Properties immediately to the south of the Proposed Development's location



2. Deficiencies in Notice and Due Process.

As advised during the Hearing, few if any of the residents of Douglas Street or Quintero Street were aware of the Proposed Development prior to November 24, 2012, when notice of the Hearing was received via the U.S. Postal Service. As a result, property owners, residents, stakeholders, and constituents were deprived of adequate notice and opportunity to investigate, review, and consider the details of the Proposed Development, and were severely constrained to formulate and prepare a response of any kind, especially in light of Case Applicant's requested expedited handling. As also advised at the Hearing, the neighborhood surrounding the site of the Proposed Development is especially vulnerable in matters of public notice, due to the presence of many elderly or non-English speaking residents, many of whom are intimidated by governmental communications they do not understand.

The Decision relies on information contained in the Report, referencing only one resident who had or had expressed an opinion of the Proposed Development. The Case, based on the limited contact they received. In actuality, the limited response received *at the time of the Report* resulted not from indifference on the part of the residents, but from the lack of adequate notice and very short time frame for a response. In fact, at the Hearing half a dozen residents appeared to voice their disapproval of the Proposed Development, despite inadequate notice and opportunity for due process, which they have been deprived of through improperly expedited processing by the DCP.

3. Reliance on Erroneous Representations of Case Applicant and Omissions in the DCP File.

A. Erroneous Representations of Case Applicant.

As was pointed out at the Hearing, as of the day prior thereto (December 11, 2012), the DCP file contained renderings and illustrations supplied by Case Applicant, three out of four of which were factually impossible to be of the Proposed Development. These same erroneous and misleading representations were part of Case Applicant's website promotion of the Proposed Development, and were relied upon by DCP staff in the creation of the Report. At the Hearing, a sole, different rendering was displayed; however, by virtue of its sudden appearance at the Hearing was not — and could not have been — shown to residents when seeking their approval (as claimed by Case Applicant's representative). Nor could the revised illustration have been considered by the DCP staff in composing its Report, as it was not part of the file as it existed prior to December 12, 2012. As a result, DCP's approval is moot as a matter of law. (DCP, *Instructions For Filing Tentative Tract Maps* (the "Instructions"), G., 1., a.) (In addition, it should be noted that the illustrations on Case Applicant's website — which showed one rendering as representing both this and another the corner of Douglas and Montana — two completely different properties, orientations, and sizes — was taken down and replaced by a completely different depiction.)

The Decision references that two local neighborhood groups (Greater Echo Park and Elysian Neighborhood Council ("GEPENC"), and Echo Park Improvement Association ("EPIA") approved of the Proposed Development, and that in-person outreach yielded similar approval.

This assertion is not only misleading but factually flawed, and in no way substitutes for an informed response by the property owners, residents, stakeholders, and constituents within the immediate neighborhood. None of the interested parties aggrieved by this matter were aware of or present at the presentations made to GEPENC or EPIA by Case Applicant, nor were any substantive issues regarding the dimensions of the Proposed Development addressed, much less approved. In fact, one of the "approvals" stated as being given by EPIA does not even concern the Proposed Development ("... mature trees including the Morton Bay Fig at the corner of Douglas and Montana, ..."), and the GEPENC "approval" is nothing more than a restatement of EPIA's comments regarding street widening and trash collection. And, as noted above, since the renderings and illustrations contained in the DCP file and on Case Applicant's website were factually impossible as depictions of the Proposed Development, any approval given by these non-representative groups is not only irrelevant, but ineffectual and moot.

B. Omissions in the DCP File.

The DCP's Instructions require that "building elevation(s) and other illustrative information" shall accompany a Vesting Tentative Tract Map (the "VTT") For Small Lot Subdivision Purposes." (*Instructions For Filing Tentative Tract Maps* (the "Instructions"), G., 1., b.) The VTT contained in the DCP's file on the Proposed Development, as of the day prior to the Hearing contained a VTT which did not reflect this required information. The VTT did, however, contain in the Notes section, item 13, an entry to the effect that the structures would be "...dwellings 3-story...." This directly contradicts the renderings and illustrations contained in the file which clearly show three-story units which include structures and living spaces on the rooftops. Any claim that these rooftop living areas are not an additional story is disingenuous, since they must be surrounded by at least safety or guard rails or panels. Moreover, it is reasonable to assume that the intended purchasers of the Proposed Development's units would not wish to sit on an open and empty rooftop in urban Los Angeles, and that such areas would therefore also contain awnings, umbrellas, or other roof coverings, thus creating a virtual fourth story complementing the partial constructions shown on Case Applicant's website floor plan page.

DOUGLAS - Floor Plans

Plan 1

Features	
Stories:	3
Square Footage:	1,807
Bedrooms:	2-3
Baths:	2.5-3
Garage:	2 Car

Plan 3

Features	
Stories:	3
Square Footage:	1,854
Bedrooms:	3
Baths:	3.5
Garage:	2 Car

4. Reliance on the Flawed Report.

A. Misleading Statements in the Report.

The Report contains several misleading or erroneous statements, all of which taken together imply conditions which do not exist. Specifically, clarification or correction of the following is necessary and would have materially impacted same the DCP's Decision. The Report states that the proposed map is "consistent with applicable General and Specific Plans." (Report, p. 17.) This analysis addresses only those factors which *are* in agreement with the General and Specific Plans, and ignores the multitude which the Proposed Development squarely contradicts, including those set forth above, and the following:

(a) "Properties to the east... are improved with a 2-story apartment building and a 2-story single family dwelling." (Report, p. 2.) This statement implies that the Proposed Development would not be significantly taller than or out of scale with surrounding residences. The statement is misleading, inasmuch as the two comparison structures noted have mature landscaping and considerable distance between them, and between them and the Proposed Development, not including the width of the street itself which acts as an additional de facto set-back. The Proposed Development is, as noted above, two to more than four times as tall as the residences immediately adjacent to it.

(b) "...infill of an otherwise mixed-density neighborhood." (Report, p. 17.) Again, this statement misleads. It states that the neighborhood contains a variety of one- and two-story/single family/multifamily residences, but it omits the fact that virtually all of the multistory/high density buildings are located either at the very top of the street, or at the bottom along Sunset Boulevard. They are *not* interspersed with the existing one-story single family residences. Permitting the Proposed Development ignores the aesthetic and character of the neighborhood, in contravention of the stated purpose of the General Plan, as noted above.

(c) "The site is level...." (Report, p. 17.) The Report states that "the site is physically suitable" for the Proposed Development, based apparently in large part on the representation that "the site is level." As shown below, the site is *not even close to level*, there being an approximately 5-6' change in elevation between the north and south halves of the



7

parcel. In fact, it could only be made level with significant excavation – and the attendant risk of subsidence and damage to surrounding properties. Such excavation and grading would cause extensive negative effects to the stability and safety of those hillside residences. In addition, residents living between the Proposed Development and Sunset Boulevard would be subjected to significant traffic and disruption by earth-moving equipment and crews, especially in light of the special circumstances posed by such hillside excavation. While the Proposed Development does not fall within the definition of a “hillside area” for DCP purposes, it nevertheless is, without question, on a hillside – one that rises almost 11½% in a span of only 95 feet. Therefore, although the Report states that the Department of Building and Safety, Grading Division, found the soils and geologic report to be adequate, to the extent that such assessment and approval is or was based on the Report’s statement that “the site is level,” it is without foundation and therefore moot.

B. Omissions in the Report.

The Report does not include reports from several vital Los Angeles municipal departments and entities, specifically the Department of Transportation, the Fire Department, and the Bureau of Sanitation. The review and assessment by these three departments relate directly to health and safety concerns, and the fact that the Report contains no input from them renders it dangerously incomplete, as well as premature.

5. Failure to Consider Related Factors.

Lastly, the Decision fails to consider tangible, relevant, and vital considerations, including quality of life issues, the mandate to the DCP to carry out responsible stewardship of its duties to manage development for the benefit of the residents of Los Angeles, and the negative precedent which would be set by allowing development such as the Proposed Development to go forward in light of the many violations and deficiencies set forth above. Insertion of a structure of this proportion into the existing neighborhood not only deprives the existing residents of a reasonable expectation of livability, but damages their property values without compensation in violation of principles of eminent domain law, since the proposed development renders immediately adjoining properties suitable and desirable only for demolition and replacement by developments similar to the Proposed Development. It also sets precedent which encourages the establishment of other similarly inappropriate projects in the greater neighborhood.

Therefore, for all the reasons set forth above, Appellant respectfully requests that the January 14, 2013, Decision be rescinded and replaced with approval for a development reduced in both size, scope, and density. Based on the existing character, size, dimension, and density of the existing neighborhood, a courtyard-type configuration of no more than four units of no more than two stories each would be appropriate, total square footage not to exceed 6,000 square feet and height not to exceed 22 feet.

Respectfully submitted,


Appellant, Leslie Dione Emge

EXHIBIT "B"

Timber! Developer seeks permit to cut down protected Elysian Heights trees*

Update: Commission postpones vote on tree cutting permit

Thursday, September 8, 2011



Echo Park 15 @ Allesandro/ Rendering
courtesy Planet Home Living

A developer planning to build 15 homes on a wooded hillside on the northern edge of Elysian Heights will seek permission on Friday to cut down 43 Live Oak and Black Walnut trees on the three acre parcel. The home builder, Planet Home Living, would be required to plant more than 180 trees to replace the ones it cut down. The trees fall under the city's protected tree ordinance that requires the Board of Public Works to approve the cutting down of native trees that meet certain criteria.

Many area residents have waged a years-long battle against the development of the hillside near Allesandro Street and Rosebud Avenue and to protect the trees. Earlier this year, Planet Home Living purchased the site from the original developer as it prepares to start construction on a project called Echo Park 15 @ Allesandro. Michael Marini with Planet Home Living said his firm has no choice but to cut down the trees:

Most of the required tree removals are a result of the removal and recompaction of the old unstable fill located at the upper pad, which has zero direct impact and is not actually necessary for the construction of the 15 homes below.

Marini said construction on the site won't begin until financing is secured, most likely by the end of the year. The first homes, which are expected to be priced in the low to mid \$600,000 range, are expected to be completed by summer of 2012, he said.

Developer tries to take another whack at Elysian Heights trees

Friday, February 10, 2012



Police and city officials were called out this morning to the site of a planned Elysian Heights housing development after workers tried to cut down more trees despite a city order to stop the work. Earlier this month the city's Department of Public Works ordered all tree removal to stop on a three-acre parcel near Allesandro and El Moran Street where developer Planet Home Living plans to build 15 homes. "Workers stopped working because they could not produce removal permit," said Julie Wong, spokeswoman for Councilman Eric Garcetti. "The Department of Building and Safety has re-posted the Order to Comply."

The Department of Works ordered the tree cutting to stop while it reviews the terms of the developer's tree removal permits. The city is also working to retain a consultant to study the project's impact of wildlife.

EXHIBIT "3"

RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-use Projects



DRAFT - JUNE 2011



Los Angeles
Department
of City Planning

citywide design guidelines

EXHIBIT C: Citywide Design Guidelines

ACKNOWLEDGEMENTS

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The City of Los Angeles' General Plan Framework Element and each of the City's 35 Community Plans promote architectural and design excellence in buildings, landscape, open space, and public space. They also stipulate that preservation of the City's character and scale, including its traditional urban design form, shall be emphasized in consideration of future development. To this end, the Citywide Design Guidelines have been created to carry out the common design objectives that maintain neighborhood form and character while promoting design excellence and creative infill development solutions.

The Citywide Design Guidelines serve to implement the 10 Urban Design Principles, a part of the Framework Element. These principles are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the built environment in Los Angeles. While called "urban", the Urban Design Principles reflect citywide values to be expressed in the built environment of the City, establishing a design program for the City. They are intended to embrace the variety of urban forms that exist within Los Angeles, from the most urban, concentrated centers to our suburban neighborhoods.

THE 10 PRINCIPLES OF URBAN DESIGN

1. Develop inviting and accessible transit areas.
2. Reinforce walkability, bikeability and well-being.
3. Nurture neighborhood character.
4. Bridge the past and the future.
5. Produce great green streets.
6. Generate public open space.
7. Stimulate sustainability and innovation in our city.
8. Improve equity and opportunity.
9. Emphasize early integration, simple processes and maintainable solutions.
10. Ensure connections.

The Citywide Design Guidelines supplement the Citywide Urban Design Principles. By offering more direction for proceeding with the design of a project, the Design Guidelines illustrate options, solutions, and techniques to achieve the goal of excellence in new design. It is important to remember, though, that they are performance goals, not zoning regulations or development standards and therefore do not supersede regulations in the municipal code.

The purpose of this document is to:

- Communicate, in advance, the design expectations in Residential, Commercial, and Industrial zones with the development community;
- Facilitate the fair and consistent application of design objectives;
- Protect investment in the community by encouraging consistently high-quality development;
- Encourage projects appropriate to the context of the City's climate and urban environment;
- Facilitate safe, functional, and attractive development; and
- Foster a sense of community and encourage pride of ownership.

HOW ARE THE GUIDELINES APPLIED

The Planning Department, as well as other City agencies and department staff, developers, architects, engineers, and community members will use the Guidelines in evaluating project applications along with relevant policies from the General Plan Framework and Community Plans. To achieve the stated purpose, the Guidelines will apply to all new developments and substantial building alterations that require approval by decision-making bodies and planning staff. However, all "by-right" (see definition in glossary) development projects are also encouraged to incorporate the Design Guidelines into their project design.

Each of the Citywide Design Guidelines should be considered in a proposed project, although not all will be appropriate in every case, as each project will require a unique approach. The Citywide Design Guidelines provide guidance or direction for applying policies contained within the General Plan Framework and the Community Plans. Incorporating these guidelines into a project's design will encourage more compatible architecture, attractive multi-family residential districts, pedestrian activity, context-sensitive design, and contribute to placemaking.

HOW TO USE THE GUIDELINES

Property owners, developers, designers, and contractors proposing new development in Los Angeles should first review the zoning of the property being developed. They should then proceed to the Citywide Design Guidelines appropriate to the project, dependant on whether it is residential, commercial or industrial.

The provisions set forth in this document identify the desired level of design quality for all development. However, flexibility is necessary and encouraged to achieve excellent design. Therefore, the use of the words "shall" and "must" have been purposely avoided within the specific guidelines. Each application for development, however, should demonstrate to what extent it incorporates these guidelines.

Applications that do not meet specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the intent of the General Plan, the Municipal Code, and these Guideline objectives. Whether the design is justified will be determined through required "Findings" in the appropriate section of the Los Angeles Municipal Code.

RELATIONSHIP BETWEEN THE GENERAL PLAN, ZONING CODE, CITYWIDE GUIDELINES, AND COMMUNITY-SPECIFIC DESIGN REQUIREMENTS

The approval process for new development is guided by the General Plan, Chapter I of the Los Angeles Municipal Code, and the Citywide Design Guidelines.

City of Los Angeles General Plan: Comprised of 35 Community plans, the General Plan is the policy document that sets the development vision of the community. It provides policy direction for land use, vehicular and bicycle circulation, open space and recreation, and infrastructure.


Los Angeles Municipal Code: Adopted ordinances that implement the General Plan by establishing land use and development requirements. The Municipal Code includes provisions for the establishment of specific plans and supplemental use districts.

Citywide Design Guidelines: Establishes best practices for designing high-quality development that meets the objectives of the General Plan. Certain items apply to site planning and others to building design and aesthetics.

Many neighborhoods in Los Angeles have adopted guidelines as part of a Community Plan Urban Design chapter, or special zoning designations such as specific plans, community design overlay districts, redevelopment plans, designated historic properties and historic districts. This document applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines. In cases where the Citywide Design Guidelines conflict with a provision in a Community Plan Urban Design chapter or a specific plan, the community-specific requirements shall prevail.

ORGANIZATION

The guidelines are divided into three sections: Residential, Commercial, and Industrial. Within each section are a number of design principles and measures that address the different elements of site and building design and environmental sensitivity based on land use. Each section of the Citywide Design Guidelines is organized by overarching objectives (e.g., Maintaining Neighborhood Context and Linkages). Each topic includes an objective statement followed by a list of specific implementation strategies. A glossary of key terms is included on page 39 of this document.

Guidelines that promote low-impact development and sustainable practices are designated by a leaf () symbol.



residential

multi-family residential | commercial mixed-use

Multi-family development in the City of Los Angeles varies across a wide spectrum of typologies, from low-density small lot subdivisions in suburban areas to high-density, mixed-use buildings in urban regional centers. Each typology presents unique challenges and opportunities. The following Design Guidelines are intended to address some of the most common, overarching challenges in designing multi-family developments encountered across the City. The prime areas of opportunity for attaining high quality design in multi-family and mixed-use projects include: maximizing sustainability in multi-family developments, establishing height and massing transitions from multi-family uses to commercial uses or less dense single-family residential; considering the pedestrian as the cornerstone of design over automobile-centric design; establishing landscaping and open space as essential design concepts from the outset of a project; and highlighting the role that quality building design can play in creating visually interesting and attractive multi-family buildings by contributing to existing neighborhood character and creating a "sense of place." More specific design regulations relating to individual communities can be found in each of the 35 Community Plans. The guidelines below are intended for developers and architects as well as for advisory and decision-making bodies when evaluating a project.

OBJECTIVE 1:

Consider Neighborhood Context and Linkages In Building and Site Design

Site Planning

- 1 Work with the natural topography of the site to avoid dramatic and unnecessary grade changes by utilizing landform grading.
- 2 On hillside lots, use smaller terraced retaining walls to avoid massive blank wall faces. Use the site's natural topography to terrace the structure along the hillside.
- 3 Create a strong street wall by locating building frontages at the front property line where no setback requirement exists, or at the required setback. Where additional setback is necessary or a prevailing setback exists, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example.

RECOMMENDED



Preserve trees & vegetation



Terraced development accommodates hillside slope

NOT RECOMMENDED



A massive blank wall on the edge of the hillside is created when development is not terraced to accommodate existing topography

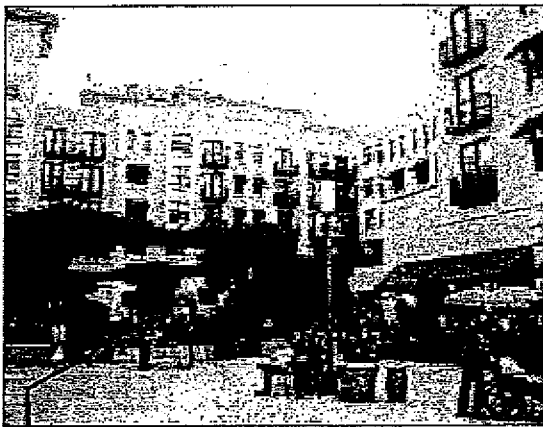


Lack of articulation creates feeling of large blank facade

Site Planning (cont.)

- 4 In small lot subdivisions where there is an existing average prevailing setback, apply the setback to provide continuity along the street edge.
- 5 Locate a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas.
- 6 Use a 50 percent lot coverage ratio as a rule of thumb for low-rise housing developments and townhomes, especially in primarily residential, low- and low medium-density areas.
- 7 Provide direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.

RECOMMENDED



✓ Buildings placed around a central courtyard and accessible by all residents



✓ Primary entrance to residential building is located near metro station and bus stop

NOT RECOMMENDED



Massive building with no central courtyard or outdoor common areas

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 8 In dense neighborhoods, incorporate passageways or paseos into mid-block developments, particularly on through blocks, to facilitate pedestrian access to commercial amenities nearby, such that pedestrians will not need to walk the perimeter of a block in order to access the middle of the next parallel street or alley.
- 9 Activate mid-block passageways or paseos using water features, pedestrian-level lighting, artwork, benches, landscaping; or special paving so that they are safe and visually interesting spaces.
- 10 Install bicycle racks and lockers near building entrances, especially in residential or mixed-use projects located on Major or Secondary highways, or on Local and Collector streets near commercial services. Ensure bicycle racks are placed in a safe, well-lit location, convenient for residents and visitors.

RECOMMENDED



✓ Bicycle racks conveniently located near building entrance



✓ Pedestrian paths through the site provide connections from residential land uses to nearby commercial uses



✓ Mid-block paseo

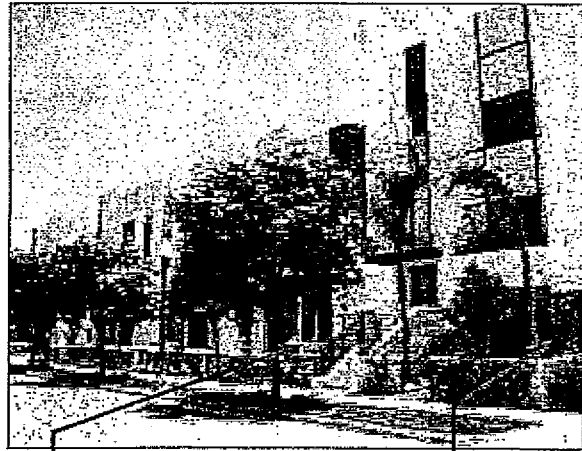
Building Orientation

- 1 Design small lot subdivisions, low-rise townhomes and apartment buildings to ensure that all street-facing units have a primary entrance facing the street. Alternatively, for Medium and High-Medium density buildings without ground floor entrances for individual units, create a prominent ground or first floor entry, such as a highly visible lobby or atrium.
- 2 Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.

RECOMMENDED



✓ Prominent stairway creates a visible ground floor entry



✓ Street-facing entrance to building

✓ Usable outdoor area for individual units

NOT RECOMMENDED



Street-facing units should have an entrance from the sidewalk



Missed opportunity for creating a livelier street frontage

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

Entrances

- 1 Incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances to residences, from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.
- 2 Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed and ensure that pedestrian entries are sized properly to provide shelter year-round.
- 3 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.

RECOMMENDED



NOT RECOMMENDED



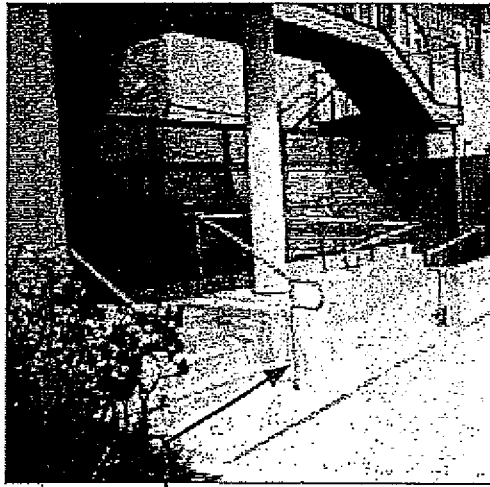
Entrances (cont.)

- 4 Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided.
- 5 If stairs are used in common areas, such as an atrium or lobby, they should be highly visible and integrated with the predominant architectural design elements of the main building.

RECOMMENDED

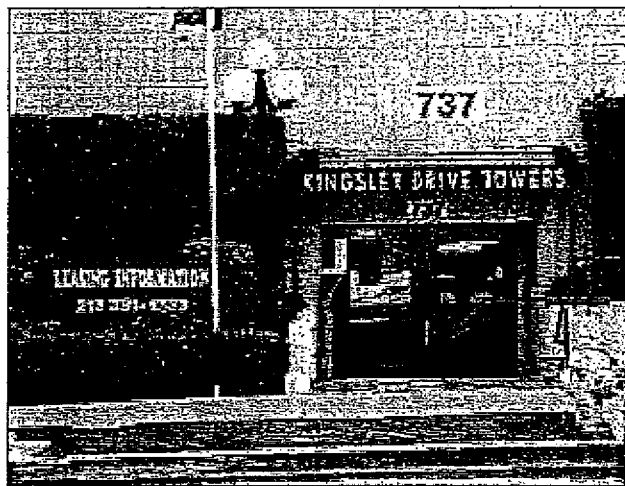


✓ Stairs integrated with architectural style of the main building



✓ Highly visible street-level pedestrian entrance, accessible to all mobility levels

NOT RECOMMENDED



▲ Sunken entries are generally less visible and therefore less secure

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 6 Maintain an active street presence for ground floor retail establishments in mixed-use residential projects by incorporating at least one usable street-facing entrance with doors unlocked during regular business hours.
- 7 In mixed-use residential projects, ensure that ground floor uses maintain a high degree of transparency and maximize a visual connection to the street by providing clear and unobstructed windows, free of reflective glass coatings, exterior mounted gates, or security grills.

RECOMMENDED



✓ Clear glass maintains visual connection between interior and exterior



✓ Street-facing entrance maintains an active street presence

✓ Outdoor seating activates streetscape

NOT RECOMMENDED



⚠ Windows obstructed by security grills

Relationship to Adjacent Buildings

- 1 Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.
- 2 For RD1.5, RD2, R3, R4, RAS3, and RAS4 developments, apply additional setbacks in side and rear yards abutting single-family and/or R2 zoned lots.
- 3 Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.

RECOMMENDED



New development maintains existing theme in neighborhood

NOT RECOMMENDED

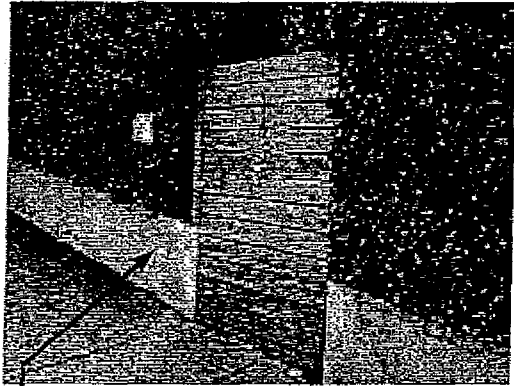


Scale, height, and architectural style incompatible with adjacent development

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 4 . When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.
- 5 Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material, and texture.

RECOMMENDED

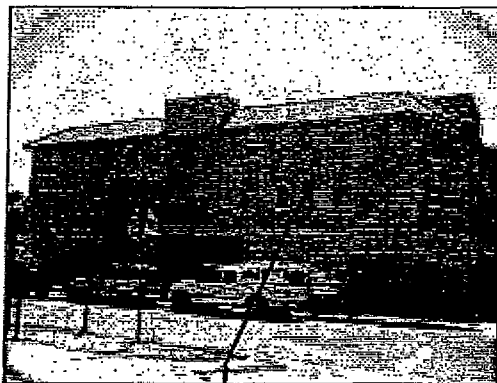


✓ Incorporate various textures and materials to create visual interest while screening the property



✓ Providing space between buildings helps diminish scale and massing of development

NOT RECOMMENDED



⚠ Lack of articulation makes the building appear boxlike and out-of-scale



⚠ Repetitive, boiler-plate facades lack differentiation and individual character

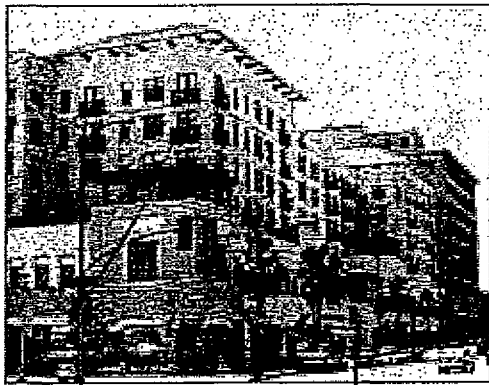
OBJECTIVE 2:

Employ Distinguishable and Attractive Building Design

Building Façade

- 1 Add architectural details to enhance scale and interest on the building facade by breaking it up into distinct planes that are offset from the main building façade. Porches and stoops can be used to orient housing towards the street and promote active and interesting neighborhood streetscapes.
- 2 Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated façades can prevent residential buildings from appearing commercial.
- 3 Layer building architectural features to emphasize certain features of the building such as entries, corners, and organization of units.

RECOMMENDED



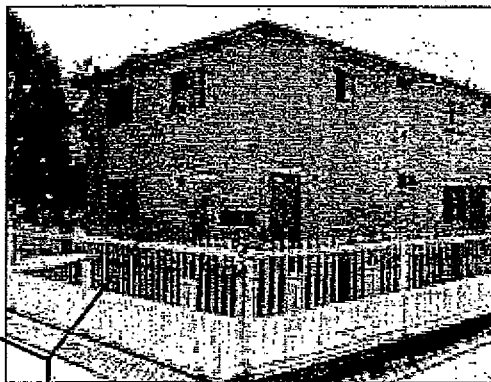
✓ Upper stories are offset



✓ Building base establishes pedestrian scale

✓ Modulated façade and variation in wall planes provide additional articulation

NOT RECOMMENDED



Monolithic buildings lack architectural details that contribute to scale and visual interest

Objective 2: Employ Distinguishable and Attractive Building Design

- 4 Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive façades.
- 5 Utilize windows and doors as character-defining features to reflect an architectural style or theme consistent with other façade elements. Windows should project or be inset from the exterior building wall and incorporate well designed trims and details.
- 6 Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.

RECOMMENDED



Interesting and varied architectural treatments using different colors and materials accentuate the building form



Plenty of windows and doors enliven the ground floor and create foot traffic

NOT RECOMMENDED



Missed opportunity to provide transparent elements on the ground floor to activate pedestrian-friendly uses



Lack of 3-dimensional architectural treatments creates a dull and repetitive façade

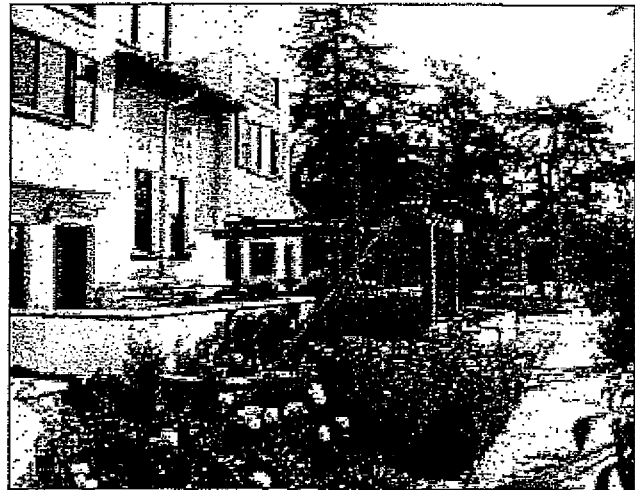
Building Façade (cont.)

- 7 Integrate varied roof lines through the use of sloping roofs, modulated building heights, gables, dormers, or innovative architectural solutions.
- 8 Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.
- 9 Include overhead architectural features such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows that provide shade, provide passive cooling, and reduce daytime heat gain.

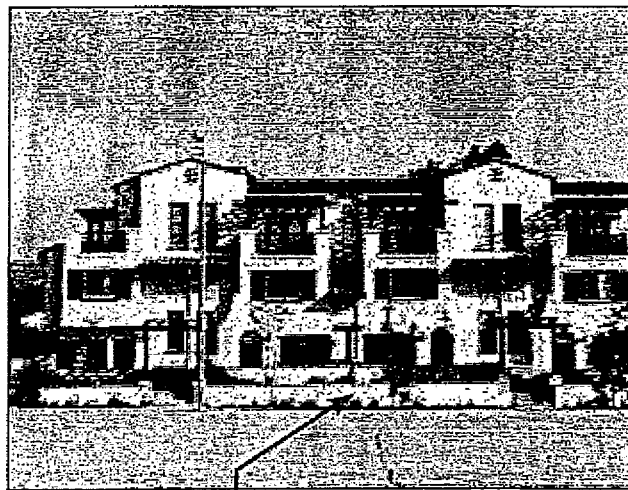
RECOMMENDED



✓ A modulated roof and a variety of architectural features creates a sense of dimension



✓ Trellis used at entryway and for window treatments

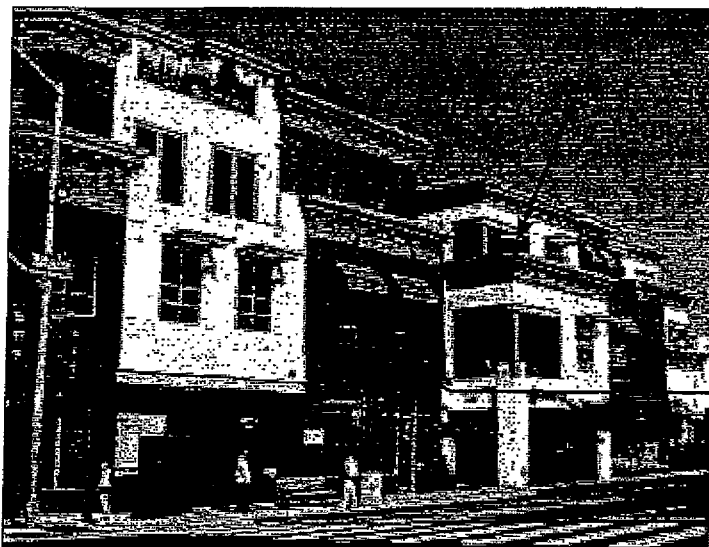


✓ Strong façade rhythm along street frontage through the use of architectural elements

Objective 2: Employ Distinguishable and Attractive Building Design

- 10 Orient windows on street facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- 11 Orient interior unit spaces so that larger windows for more public rooms, such as living and dining areas, face onto the street.
- 12 Design balconies such that their size and location maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.

RECOMMENDED



Functional balconies



Windows oriented toward the main street increase the sense of "eyes on the street" and neighborhood safety

NOT RECOMMENDED



Windows oriented inwards with blank walls on the street



Lack of balconies or open space

Building Materials

- 1 Approach character-defining details in a manner that is true to a style of architecture or common theme.
- 2 Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).
- 3 Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand weather and wear regardless of architectural style.
- 4 Apply changes in material purposefully and in a manner corresponding to variations in building mass.

RECOMMENDED

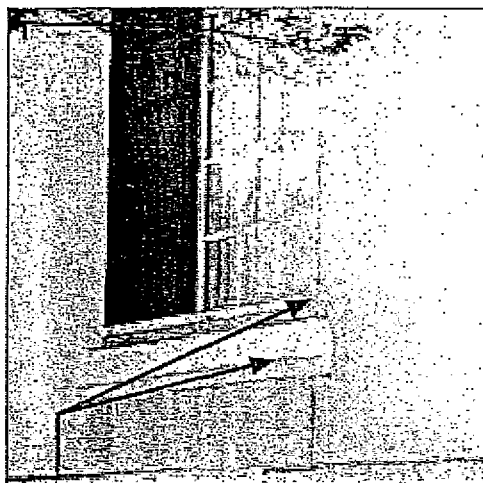


✓
Varied building materials correspond to the architectural style

NOT RECOMMENDED



⚠ "Faux" architectural treatment is inconsistent with the architectural style it attempts to emulate



⚠ Hastily applied stucco window trim does not correspond to the window sill. Façade materials show signs of weather and wear

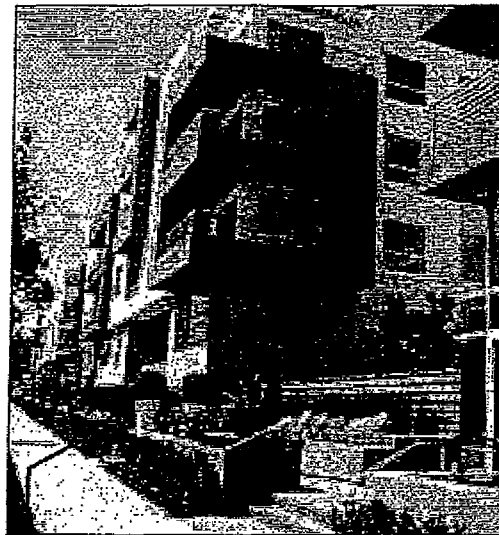
Objective 2: Employ Distinguishable and Attractive Building Design

- 5 Long expanses of fences should incorporate openings, changes in materials, texture, and/or landscaping. Avoid materials such as chain link, wrought iron spears, and barbed wire.
- 6 Exterior bars on windows convey an environmental hostility and are therefore strongly discouraged.

RECOMMENDED



✓ Variations in fence height, materials and texture



✓ Landscaped planters act as a buffer for ground floor units and eliminate the need for security doors

NOT RECOMMENDED



⚠ Wrought iron spears and bars on windows create a sense of danger more than safety



Special Design Considerations for Historic Properties

Ensure that any additions, alterations, or improvements to buildings designated as Historic Resources or otherwise identified as eligible Historic Resources as part of Survey LA, comply with the U.S. Department of the Interior's Standards for the Treatment of Historic Properties. Guidelines for preserving, rehabilitating, and restoring historic buildings can be found online at http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm

Preserve original building materials and architectural features

Preserve, repair, and replace, as appropriate, building elements and features that are important in defining historic character. Retain the original building continuity, rhythm, and form created by these features. Consult historic documentation and photographs of the building before commencing work.

- Original building materials and details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Materials, which were originally unpainted, such as masonry, should remain unpainted.
- Avoid hiding character defining features behind displays, signage, and/or building alterations and additions. Remove non-historic additions to expose and restore the original design elements.
- The materials and design of historic windows and doors should be preserved.



Objective 2: Employ Distinguishable and Attractive Building Design

Repair deteriorated materials or features in place, if feasible.

When it is infeasible to retain materials or features, replacement should be made with in-kind materials or with substitute materials that convey the same form, design, and overall visual appearance as the original.

Design building additions on historic buildings to be compatible with the massing, size, scale, and architectural features of an historic structure or site, while clearly reflecting the modern origin of the addition.

- Additions should be subordinate in massing to the main structure and located toward the rear, away from the primary façade.
- Within historic districts or eligible historic districts, new infill structures should harmonize in style, scale, and massing with the surrounding historic structures.
- New window and door openings should be located on a secondary façade. The arrangement, size, and proportions of historic openings should be maintained; avoid filling in historic openings, especially on primary facades.



OBJECTIVE 3:

Provide Pedestrian Connections Within and Around the Project

Sidewalks

- 1 For new multi-family residential projects where a sidewalk does not currently exist, establish a new sidewalk along the length of the public street frontage.
- 2 On Major and Secondary Highways, provide a comfortable sidewalk and parkway width — generally 10-15 feet — that can accommodate pedestrian flow and activity, but is not wider than necessary. Sidewalks and parkway widths on Local and Collector streets may be narrower, but generally not less than nine feet wide.
- 3 Create continuous and predominantly straight sidewalks and open space. Reconstruct abandoned driveways as sidewalks.

RECOMMENDED



✓
New, straight
sidewalks create
an easy path of
travel for pedestrians

NOT RECOMMENDED

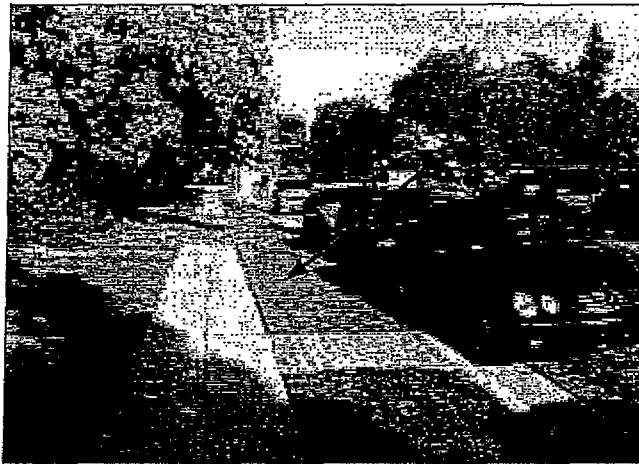


⚠
Sidewalk in disrepair
due to overgrown tree
roots creates a walking
hazard for pedestrians

Objective 3: Provide Pedestrian Connections Within and Around the Project

- 4 Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation or permeable materials that accommodate both pedestrian movement and the use of car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials.
- 5 Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscape and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting.

RECOMMENDED



A nice landscape buffer with special paving provides a soft transition between pedestrians and parked vehicles

NOT RECOMMENDED



No active buffer zone is provided between pedestrians and the street



Cropped or poorly maintained street trees make the walking experience unpleasant

Sidewalks (cont.)

- 6 Plant street trees at the minimum spacing permitted by the Division of Urban Forestry, typically one tree for every 20 feet of street frontage, to create a consistent rhythm. Broad-leaf evergreen and deciduous trees should be used to maintain a continuous tree canopy. Shade producing street trees may be interspersed with an occasional non-shade tree. In high pedestrian use areas, install tree guards to protect tree trunks from damage.
- 7 Provide lights on sidewalks to encourage and extend safe pedestrian activities into the evening.
- 8 Utilize pedestrian lighting, seating areas, special paving, or landscaping. Ensure that new developments adjacent to transit stops invest in pedestrians amenities such as trash receptacles and sheltered benches or seating areas for pedestrian that do not intrude into the accessible route.

RECOMMENDED



✓ Sidewalk accommodates pedestrians and car doors

✓ Drought-tolerant landscaping with permeable paving materials

✓ Low-growing vegetation

Objective 3: Provide Pedestrian Connections Within and Around the Project

Crosswalks/Street Crossings for Large-Scale Developments

- 1 Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.
- 2 Improve visibility for pedestrians in crosswalks by installing curb extensions/bump outs and advance stop bars, and eliminating on-street parking spaces adjacent to the crossing.
- 3 Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian activated signals, and dual sidewalk ramps that are directed to each crosswalk.
- 4 Create the shortest possible crossing distance at pedestrian crossings on wide streets. Devices that decrease the crossing distance may include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius.

RECOMMENDED



✓
Visible white markings and street lights to provide pedestrian safety

✓
Diagonal crosswalk provides shortest possible crossing distance

NOT RECOMMENDED

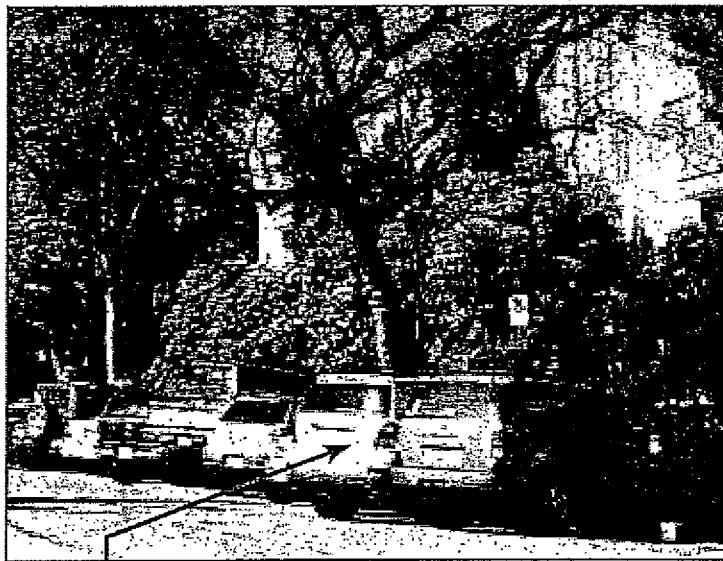


⚠
A very wide street intersection with no street lighting or pedestrian crossing provided

On-Street Parking

- 1 Locate curb cuts in a manner that does not reduce on-street parking and replace any unused curb cuts and driveways with sidewalks to maintain continuity for pedestrians.
- 2 Provide reverse-angle or parallel on-street parking to maximize the safety of bicyclists and other vehicular traffic.

RECOMMENDED



- ✓ Diagonal parking creates a protective buffer for pedestrians and increases on-street parking opportunities

OBJECTIVE 4:

Minimize the Appearance of Driveways and Parking Areas

Off-Street Parking and Driveways

- 1 Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.
- 2 Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for ingress and egress.
- 3 Provide drop-off areas for large-scale residential projects to the side or rear of the building.
- 4 When a driveway in a front yard cannot be avoided, locate the driveway at the edge of the parcel rather than the center. Ensure that the street-facing driveway width is minimized to 20 feet or less.

RECOMMENDED



Parking is screened behind the building or underground, maintaining a true streetwall and sidewalk continuity while affording opportunities for on-street parking

NOT RECOMMENDED

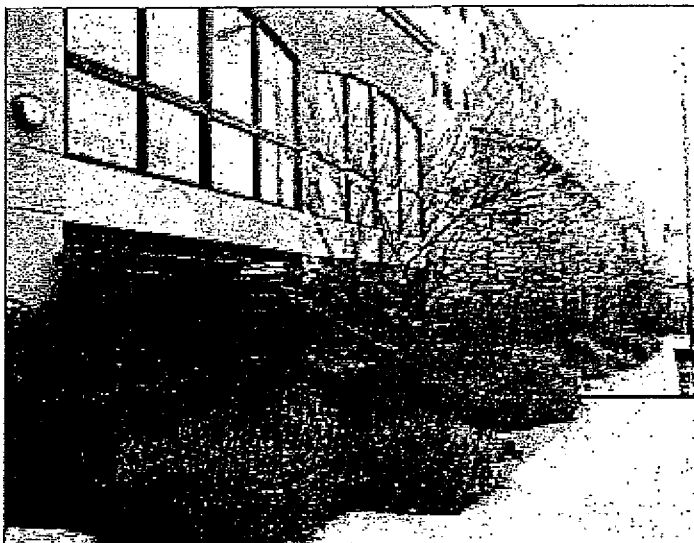


Driveways along building frontages create a hazard for pedestrians

Off-Street Parking and Driveways (cont.)

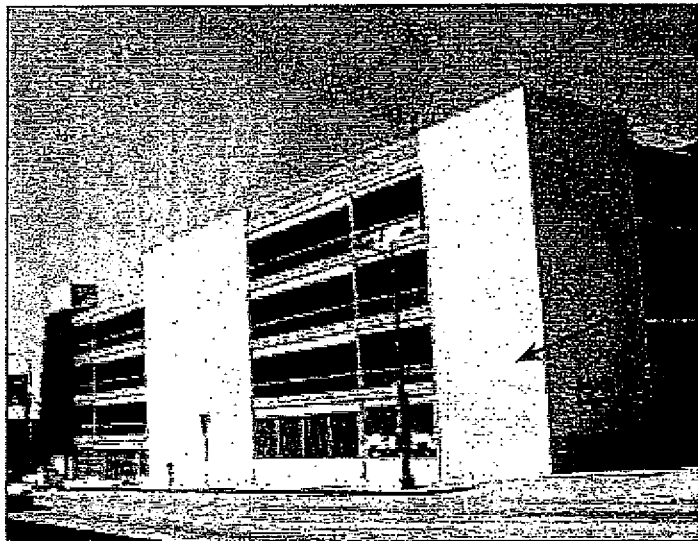
- 5 Wrap structured parking with active uses such as housing units or retail spaces on the ground floor.
- 6 Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest.
- 7 Mitigate the impact of parking visible to the street with the use of planting and landscape walls tall enough to screen headlights.

RECOMMENDED



✓
Mixed-use underground parking structure screened to reduce visibility from street

NOT RECOMMENDED



▲
Inefficient mitigation of visibility of parking structure on the ground floor

Objective 4: Minimize the Appearance of Driveways and Parking Areas

- 8 Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties.
- 9 Where openings occur due to driveways or other breaks in the sidewalk or building wall, use architectural features such as decorative gates and pergolas in combination with landscaping to provide a continuous visual presence at the street level.
- 10 When multiple units share a common driveway lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to individual or common entries.

RECOMMENDED



Mixed-use building uses architectural features to provide structural continuity at the pedestrian level

NOT RECOMMENDED



Abandoned driveway and unused curb cut creates missed opportunities for additional street parking

OBJECTIVE 5:

Utilize Open Areas and Landscaping Opportunities to their Full Potential

On-Site Landscaping

- 1 Retain mature and healthy vegetation and trees when developing the site.
- 2 Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style and form of the building.
- 3 Design open areas to maintain a balance of landscaping and paved area.
- 4 Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used alongside native species.

RECOMMENDED



✓ Landscaping is functionally and architecturally integrated with building space

NOT RECOMMENDED



▲ Minimal landscaping appears to be added as an afterthought

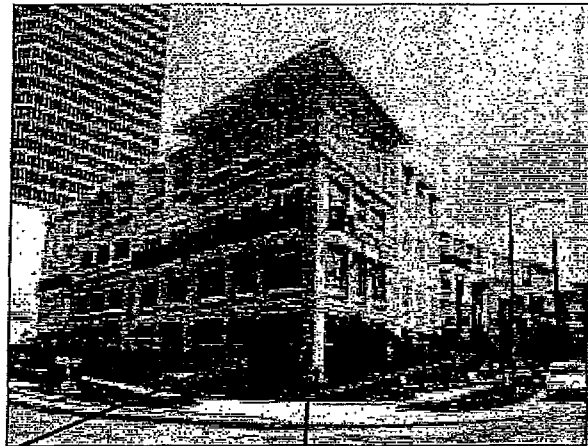
Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential

- 5 Facilitate sustainable water use by using automated watering systems and drip irrigation to water landscaped areas.
- 6 Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
- 7 In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
- 8 Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

RECOMMENDED



✓ Native landscaping



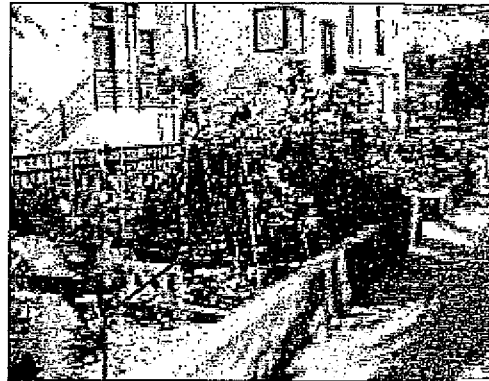
✓ At-grade parking screened with landscaping

✓ Perimeter of the building is planted with a combination of shrubs and shade trees

Open Space and Recreation Activities

- 1 Activate all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities with landscaping. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities, especially for children and seniors.
- 2 For buildings with six units or more, cluster code-required common open space areas in a central location, rather than dispersing smaller, less usable areas throughout the site.
- 3 Provide balconies to augment, rather than substitute for, actively used common open spaces and recreational areas.
- 4 Provide common amenities such as community gardens and tot lots.

RECOMMENDED



- ✓ Tot Lot ✓ Landscaping ✓ Balconies
- ✓ Open space reserved for a community garden

NOT RECOMMENDED



Balconies substitute for active open space areas.

OBJECTIVE 6:

Improve the Streetscape Experience by Reducing Visual Clutter

Building Signage

- 1 Place signs so they do not dominate or obscure the architectural elements of the building design.
- 2 Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance. In residential-only buildings, permanent signs affixed to the building solely for the purpose of communicating the name of a business or entity, or for advertising rentals are inappropriate in residential areas.
- 3 For mixed-use projects, incorporate an overall sign program for the building, including business identification signs, directional and informational signs, and residential signage to maintain a common graphic character and theme.

RECOMMENDED



Well-designed, proportioned, and located permanent building signage

NOT RECOMMENDED



Sign does not clearly indicate entrance of building



Avoid permanent rental advertising signage

Lighting and Security

- 1 Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and pedestrian walkways are illuminated.
- 2 Install lighting fixtures to accent and complement architectural details at night to establish a façade pattern and animate a building's architectural features.
- 3 Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.

RECOMMENDED



✓
Light fixtures
double as an
architectural detail
while providing
safety along
pedestrian path

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter

Utilities

- 1 Place utilities such as gas, electric, and water meters in side yard setbacks or in landscaped areas and out of the line-of-sight from crosswalks or sidewalks. Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet. Otherwise, any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.
- 2 Screen rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents from the public right-of-way.
- 3 Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor stand alone trash enclosures using walls consistent with the architectural character of the main building and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.
- 4 Locate noise and odor-generating functions in enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.

RECOMMENDED



✓ Trash enclosure uses similar building materials as the building which it serves

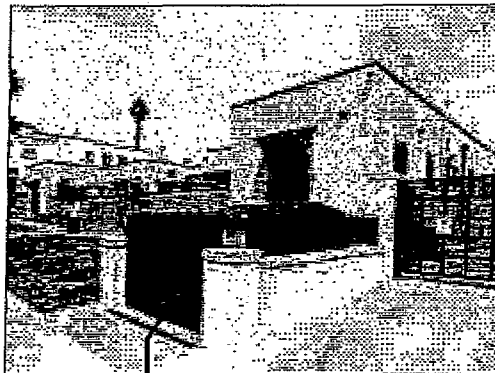


✓ Rooftop mechanical equipment is screened by a parapet

NOT RECOMMENDED



▲ Poorly screened trash enclosure fronting public right-of-way in plain view of passers by



▲ Odor-generating functions not appropriately screened

GLOSSARY

After-hours Lighting - Pedestrian lighting, intended to create safe, well-lit pedestrian areas in the evening and at night

Bay Window - A window or series of windows, forming a bay in a room and projecting outward from the wall

By-right - Projects which meet all LAMC zoning regulations and require review only by the Department of Building and Safety

Clerestory Window - An outside wall of a room or building that rises above an adjoining roof and contains windows

Berm - A bank of earth placed against one or more exterior walls of a building as protection against extremes in temperature

Building Frontage - The maximum length of a line or lines formed by connecting the points representing projections of the exterior building walls onto a public street or onto a courtyard that is directly accessible by pedestrians from a public street, whichever distance is greater

Corner Lot - A lot located at the intersection of at least two streets designated on the transportation element of the General Plan as a major, secondary, or other highway classification or collector street; At least one of the streets at the intersection must be a designated highway

Cornice - A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes

Cornice Treatment - The design or style used to create a cornice, such as bracketed eaves, boxed eaves, exposed eaves, decorative bands, or a classical cornice

Curb Cuts - A ramp leading smoothly down from a sidewalk to a street, rather than abruptly ending with a curb and dropping roughly 4-6 inches; Curb cuts placed at street intersections allow someone in a wheelchair to move onto or off a sidewalk without difficulty; Pedestrians using a walker, pushing a stroller or walking next to a bicycle also benefits from a curb cut; In the United States, the Americans with Disabilities Act of 1990 (ADA) requires that curb cuts be present on all sidewalks; A wider curb cut is also useful for motor vehicles to enter a driveway or parking lot, on the other side of a sidewalk; Smaller curb cuts, approximately a foot in width, can be utilized in parking areas or sidewalks to allow for a drainage path of water runoff to flow into an area where it may infiltrate such as grass or a garden

Curb Extension (also called Bump-out) - A traffic calming measure, intended to slow the speed of traffic and increase driver awareness, particularly in built-up and residential neighborhoods; They also allow pedestrians and vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility; A curb extension comprises an angled narrowing of the roadway and a widening of the sidewalk; This is often accompanied by an area of enhanced restrictions (such as a "no stopping" or "no parking zone) and the appropriate visual enforcement

Curb Radius - A term used by highway engineers, used to describe the sharpness of a corner. A large curb radius enables vehicles to go around corners faster; A small curb radius slows down turning vehicles; A large curb radius also increases the distance a pedestrian must walk to cross the street

Dark-sky Compliant - Shielded lighting fixtures which protect adjoining properties from lighting spillover and glare.

Dormer - A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver

Egress - A place or means of going out

Findings - The reasoning or justification for a discretionary planning decision, as prescribed by the Los Angeles Municipal Code

Fixture - The assembly for an electrical light that holds the lamp and may include an assembly housing, a mounting bracket or pole socket, lamp holder, ballast, a reflector or mirror and a refractor or lens

Gable - The triangular portion of wall, enclosing the end of a pitched roof from cornice or eaves, to ridge

Grade/ Grading - The ground elevation at any specific point on a construction site, usually where the ground meets the foundation of a building.

Ground Floor - The lowest story within a building which is accessible from the street, the floor level of which is within three feet above or below curb level

Lot Coverage - That portion of a lot which, when viewed from above, is covered by a building

Mid-street Crossing Island/ Mid- block Crossing - A painted crosswalk, sometimes used in conjunction with a protected pedestrian island or bump- out, which provides opportunities to cross the street in the center of the block, as an alternative to doing so only street intersections

Mixed-use Project - A project which combines one or more commercial uses and multiple dwelling units in a single building or development.

Ornamental Lighting - Architectural lighting fixtures, which primarily serve a decorative purpose, instead of a functional purpose, such as highlighting landscaping features and/ or architectural elements at night

Portico - A porch having a roof supported by columns, often leading to the entrance of a building

Paseo or Pedestrian Walkway - A walkway that is typically open to the sky and that provides pedestrian passage between structures, or through landscaping, or parking lots, which is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement

Pedestrian Amenities - Outdoor sidewalk faces, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located on the Ground Floor, and that are accessible to and available for use by the public

Pedestrian Lighting - Freestanding lighting fixtures not exceeding a height of thirty- six (36 inches from ground grade level

Pergola - A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow

Back-in/ Reverse-angle Parking - Parking cars so that they are arranged at an angle to the aisle (an acute angle with the direction of approach); The gentler turn allows easier and quicker parking, narrower aisles, and thus higher density than perpendicular parking; Most angled parking is design in a head-in configuration while a few cities have some back-in angled parking (typically on hills or low traffic volume streets); Angle parking is considered dangerous by cycling organizations, especially in the head-in configuration, but unwelcome in either form; When compared to parallel parking:

- There is a significant risk to cyclists from vehicles reversing out, as approaching bicycles are in the blind spot of the reversing and turning vehicles.
- Longer vehicles project further into the road; this can inconvenience/endanger other road users,
- The "surplus" road space which enables angle parking could also be used for bicycle lanes.

Run-off - The portion of precipitation on land that ultimately reaches streams often with dissolved or suspended material

Setback - A placing of a face of a building on a line some horizontal distance from the building line or of the wall below; The distance of a structure or other feature from the property line or other feature

Glossary *(cont.)*

Step-back - A variation in roof height, such that the height of the building decreases as it approaches adjacent lower scale buildings

Stock Cooperative - The same as defined by Section 11003.2 of the California Business and Professions Code.

Stormwater - Describes water that originates during precipitation events

Street Frontage - See Building Frontage

Subdivision - The same as defined in Section 66424 of the Government Code; Subdivision includes a stock cooperative project as defined in Section 12.03 of the Municipal Code; An area of real estate, composed of subdivided lots

Sunken Entryways - An entrenched path or building entrance, which creates a restricted view of one's surroundings; It is sometimes used to prevent excessive amounts of snow and/ or wind from coming into a building, and to trap heat indoors, while still allowing ventilation

Trellis - A frame supporting open latticework, used as a screen or a support for growing vines or plants

Utilities - Uses that provide the transfer or delivery of power, water, sewage, storm water runoff, information and telephone services

NOTES



EAST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

MAR 05 2013

Determination Mailing Date: _____

CASE NO. VTT-71930-SL
CEQA: ENV-2012-927-MND

Location: 1363 North Douglas Street
Council District: 13
Plan Area: Echo Park-Elysian Valley

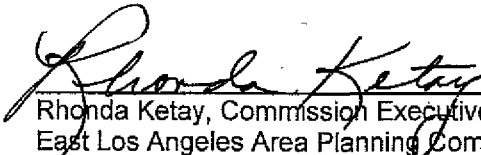
APPLICANT: Echo Park Douglas, LLC
Representative: Rothman Engineering, Inc.

APPELLANT: Leslie Dione Emge

Pursuant to the provisions of Section 17.06-A3 of the Los Angeles Municipal Code, appeals may be heard by the Appeal Board (East Los Angeles Area Planning Commission), within 30 days after the expiration of the 10-day appeal period, unless the Applicant consents to an extension of time. ***This appeal was never scheduled for a public hearing within the required 30 days and as a result the East Los Angeles Area Planning Commission lost jurisdiction on February 23, 2013.***

As prescribed in the aforementioned Code Section, if at the end of the time limit specified in this subsection or at the end of any extension of time pursuant to Subdivision 5 of this subsection, the Appeal Board fails to act, the appeal shall be deemed denied and the decision from which the appeal was taken shall be deemed affirmed, an appeal may be filed and taken to the City Council pursuant to Subdivision 4.

The East Los Angeles Area Planning Commission **failed to act** on Case No. VTT-71930-SL by February 23, 2013, therefore, the initial decision of the Advisory Agency of January 14, 2013 stands.


Rhonda Ketay, Commission Executive Assistant I
East Los Angeles Area Planning Commission

Effective Date/Appeals: This action will be final within 10 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

MAR 15 2013

Final Appeal Date _____

NOTICE TO APPELLEANT: If you choose to further appeal to the City Council, the appeal fees shall be waived since the original appeal was never processed. If you choose not to appeal further, then you are entitled to request a refund of the original appeal fee.

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.

Attachment: Deputy Advisory Agency Letter dated January 14, 2013

cc: Notification list
Daryll Mackey

DEPARTMENT OF CITY PLANNING
RECEIVED AT THE PUBLIC
COUNCIL CHAMBER ON: 01-22-13
CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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DEPUTY DIRECTOR
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FAX: (213) 978-1275
INFORMATION
www.planning.lacity.org

Decision Date: January 14, 2013

Appeal Period Ends: January 24, 2013

Echo Park Douglas, LLC (A)
1048 Irvine Avenue # 421
Newport Beach, CA 92660

David French (O)
3600 Birch Street, Suite 120
Newport Beach, CA 92660

Roland P. Rothman (E)
Rothman Engineering, Inc.
205 S. Broadway, Suite 206
Los Angeles, CA 90012

RE: Vesting Tract Map No.: 71930-SL
Address: 1363-1371 Douglas Street
Community Plan: Echo Park-Elysian Valley
Zone: RD1.5-1
Council District:
CEQA No.: ENV-2012-

In accordance with provisions of Section 17.03 of the LAMC, the Advisory Agency approved Vesting Tentative Tract Map No. 71930, located at 1363 North Douglas Street for a maximum **seven single-family lots** (in accordance with the Small Lot Subdivision) as shown on the revised map stamp-dated May 17, 2012 in the Silver Lake-Echo Park-Elysian Valley Community Plan. This unit density is based on the RD1.5-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 473-7074. The Advisory Agency's approval is subject to the following conditions:

*The approved Small Lot Subdivision is not vested to the provisions of Section 12.22-C,27 until a Final Map is recorded. Building permit applications prior to the recordation of a Final Map must comply with all the provisions of the LAMC including but not limited to setbacks, access width, open space, and passageway unless the Planning Department has granted approval of deviations from the provisions of said LAMC Section.

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

1. That if this tract map is approved as "Small Lot Subdivision" then if necessary for street addresses purposes, all the common access area to this subdivision be named on the final map.
2. That if this tract map is approved as a small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354".
3. That any necessary public sanitary sewer easements within the common access area be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
4. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated October 29, 2012 Log No. 77287 and attached to the case file for Tract No. 71930.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Show all street dedications as required by the Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedications.
- c. Maximum 3'6" high block wall and remaining wall allowed in the required front yard setback. Provides section of retaining walls in the required front yard setback to show height of the retaining wall as measured per the zoning Code. ~~Revise the map or obtain approval from City Planning.~~
- d. Provide the common access for driveway and egress/ingress purposes on the Final Map.

Notes:

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete.

The proposed building plans have not been checked for and shall comply with Zoning Code requirements regarding retaining walls within each lot.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map. Compliance shall be to the satisfaction of LADBS at the time of plan check.

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

Backup space for parking space with less than 26 feet 8-inches shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

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 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).)

INFORMATION TECHNOLOGY AGENCY

8. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF RECREATION AND PARKS

9. That the Quimby fee be based on the RD1.5 Zone. MM

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of seven lots.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. 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.

11. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA-2012-926-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that VTT-71930 is not approved, the subdivider shall submit a tract modification.
12. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

13. That prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 14, and 15 of the Tracts approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
14. 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:
 - MM-1 An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
 - MM-2 If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
 - MM-3 The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-

- qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- MM-4 The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- MM-5 The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- MM-6 A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.
- MM-7 If any paleontological materials are encountered during the course of project development, all further development activities shall halt and: The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- MM-8 The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- MM-9 The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- MM-10 Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.
- MM-11 In the event that human remains are discovered during excavation activities, the following procedure shall be observed: a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays).

- MM-13 The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- MM-14 The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- MM-15 The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity of the human remains and grave goods.
- MM-16 If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from the property secure from further disturbance, or if the owner does not accept does not accept the descendant's recommendation, the owner or descendant may request mediation by the Native American Heritage Commission.
15. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:
- CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address , and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required

for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

- CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

- CM-13 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-14 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-21 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2 Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the 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 tract comply 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 1990.

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

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of 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.

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

- a. Improve Douglas Street adjoining the subdivision by the construction of the following:
 1. A concrete curb, a concrete gutter, and a 4-foot wide concrete sidewalk adjacent to the property line and landscaping of the remaining 8-foot wide parkway area.
 2. Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvements.
- b. Construct the necessary on-site mainline sewers and house connection.
- c. Construct new street light: one (1) on Douglas Street.

Note:

Any questions regarding this report should be directed to Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

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.

Notes:(City Planning)

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through 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 Section 17.05-N of the LAMC.

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 tract conforms to the California Water Code, as required by the Subdivision Map Act.

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

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2012-0927-MND on August 1, 2012. The Planning Department found that potential negative impact could occur from the project's implementation due to:

- Air Quality (construction, operational);
- Cultural Resources (archaeological, paleontological, human remains);
- Geology and Soils (construction, seismic);
- Hazards and Hazardous Materials (asbestos);
- Land Use and Planning (Zoning);
- Noise (construction, operational);
- Population and Housing;
- Public Services (schools,); and
- Utilities (solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2012-0927-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 14, and 15 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life or, risk of upset are concerned. However, measures are required as part of this approval, which will mitigate the above, mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 13.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, California 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 71930 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Silver Lake-Echo Park-Elysian Valley Community Plan designates the subject property for Low Medium II residential land use with the corresponding zones of RD1.5, RD2, RW2 and RZ2.5. The proposed development of seven single family dwelling is allowable under the current adopted zone and the land use designation.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas.

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Douglas Street is a Local Street dedicated to a 60-foot width at the project's street frontage. The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As conditioned by this approval, the subdivider is required to make improvements on Douglas Street to include a concrete curb, concrete gutter, a 4-foot wide concrete sidewalk adjacent to the property, and landscaping of the remaining 8-foot wide parkway area. This project is not subject to any Specific Plan requirements. The proposed project will provide 14 parking spaces in conformance with the LAMC. The subdivider has applied for adjustments to deviate from required yards and open space between buildings for early start construction pursuant to a Small Lot subdivision. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The property contains approximately .26 net acres (11,310 net square feet after required dedication) and is presently zoned RD1.5-1. The proposed project will comply with all LAMC requirements for parking, yards, and open space pursuant to the Small Lot Ordinance.

The site is currently developed with two 1-story bungalows and two detached garages. It's one of the few under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

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

Surrounding properties are developed with a mix density residential uses consisting of single family dwellings, and apartment buildings ranging from two units to eight units, in the RD1.5-1VL Zone.

The site is currently contains a 1-story bungalow with two detached garages, and the proposed project would provide seven single family dwellings. The property contains 11,310 square feet and the proposed development is consistent with the proposed density permitted in the RD1.5-1 Zone. Pursuant to the provisions of the Small Lot Ordinance, the proposed parcel map is physically suitable for the proposed density of the project.

- (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.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset is concerned. However measures are required as part of this approval, which will mitigate the above, mentioned impact(s) to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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

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

- (g) THE DESIGN OF THE SUBDIVISION 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.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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 parcel(s) to be subdivided and other design and improvement requirements.

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 71930-SL.

MICHAEL J. LOGRANDE

Advisory Agency



GARLAND CHENG

Deputy Advisory Agency

GC: DM

Note: If you wish to file an appeal, it must be filed within 10 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 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

Forms are also available on-line at <http://cityplanning.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 Subdivision staff at (213) 482-7077

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 13
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PROJECT TITLE ENV-2012-927-MND	CASE NO. VTT-71930-SL, ZA-2012-926-ZAA
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PROJECT LOCATION
1363 N DOUGLAS ST

PROJECT DESCRIPTION
 A Vesting Tentative Tract Map for a Small Lot Subdivision, to create seven small lots, and construct seven single-family dwellings in the RD1.5 Zone. A Zoning Administrator's Adjustment for the following adjustments: 1. To permit front yard setbacks ranging from 10 feet to 12 feet, in lieu of the required 15 feet; 2. To permit rear yards ranging from 0-feet to 5-feet in lieu of the required 15-feet; 3. To permit right and left side yard setbacks of 0-feet in lieu of the required 5-feet.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 David French David French
 Echo Park Douglas, LLC
 1048 Irvine Avenue # 421
 Newport Beach, CA 92660

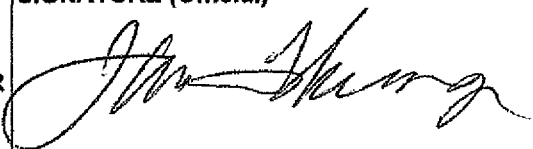
FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
DARYLL MACKEY	City Planning Associate	(213) 978-1456

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		August 1, 2012

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

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- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-50. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.

- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
 - a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
 - The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
 - The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VIII-60. Creation of a Health Hazard

- Environmental impacts to human health may result from project implementation due to a release of chemical or microbiological materials into the community. However, these impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s).
- Approved plans for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s) shall be submitted to the decision-maker for retention in the case file.

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XIV-60. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVIII-10. Cumulative Impacts

MITIGATED NEGATIVE DECLARATION
ENV-2012-927-MND

- There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 13 - ERIC GARCETTI	DATE: 05/18/2012
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2012-927-MND		RELATED CASES: VTT-71930-SL, ZA-2012-926-ZAA	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: VESTING TENTATIVE TRACT MAP			
ENV PROJECT DESCRIPTION: A Vesting Tentative Tract Map for a Small Lot Subdivision, to create seven small lots, and construct seven single-family dwellings in the RD1.5 Zone. A Zoning Administrator's Adjustment for the following adjustments: 1. To permit front yard setbacks ranging from 10 feet to 12 feet, in lieu of the required 15 feet; 2. To permit rear yards ranging from 0-feet to 5-feet in lieu of the required 15-feet; 3. To permit right and left side yard setbacks of 0-feet in lieu of the required 5-feet.			
ENVIRONMENTAL SETTINGS: The project site is located on an upward sloping street going north from Sunset Boulevard. Douglas Street is improved with curb and sidewalk and properties on the west side of the street are improved with one-story single-family dwellings. Properties located on the east side of Douglas Street are improved with a two-story apartment building and two-story single-family dwelling. Generally, the surrounding properties are located on sloping streets and low to moderately sloping lots. There are several trees planted along Douglas street. 1363 Douglas Street is a moderate sloping lot to the east in the front yard setback, and driveway near the sidewalk area. 1371 Douglas Street slopes upward to the north from 1363 and levels off. Both properties are improved with vacant deteriorated structures. Quintero Street to the west, is also an upward sloping street going north from Sunset Boulevard and is improved with a mixture of one and two-story single-family dwellings on moderately sloping lots.			
PROJECT LOCATION: 1363 N DOUGLAS ST			
COMMUNITY PLAN AREA: SILVER LAKE - ECHO PARK - ELYSIAN VALLEY STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: EAST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: GREATER ECHO PARK ELYSIAN
EXISTING ZONING: RD1.5-1VL		MAX. DENSITY//INTENSITY ALLOWED BY ZONING: 7-units	
GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL		MAX. DENSITY//INTENSITY ALLOWED BY PLAN DESIGNATION: 29 units	
		PROPOSED PROJECT DENSITY: 7-units	
		LA River Adjacent: NO	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planning Associate

(213) 978-1456

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input checked="" type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input checked="" type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

Background

PROPONENT NAME:

David French
David French

PHONE NUMBER:

(949) 208-7248

APPLICANT ADDRESS:

Echo Park Douglas, LLC
1048 Irvine Avenue # 421
Newport Beach, CA 92660

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

04/10/2012

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓	
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓	
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓		
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓	
e.	Result in substantial soil erosion or the loss of topsoil?		✓		
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓

X. LAND USE AND PLANNING

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

XI. MINERAL RESOURCES

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓	
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e.	Result in inadequate emergency access?			✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓
XVII. UTILITIES AND SERVICE SYSTEMS				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	✓		
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓		
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2012-927-MND and the associated case(s), VTT-71930-SL, ZA-2012-926-ZAA. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
DARYLL MACKEY	City Planning Associate	(213) 978-1456	06/29/2012

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The project site is not located on or near any scenic vista. No impact would result.
b.	NO IMPACT	The project is not located on or near any scenic resource. No impact would occur.
c.	LESS THAN SIGNIFICANT IMPACT	The property will be developed with seven single-family dwellings and landscaping of open areas will prevent the substantial degrading of the visual character of the site and its surroundings.
d.	LESS THAN SIGNIFICANT IMPACT	Due to the sloping nature of the property and sloping characteristic of the surrounding area, the proposed project should not create a new source of substantial light or glare which would affect day or nighttime views in the area.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is not located on or near any Prime Farmland, or Farmland of Statewide importance. No impact would result.
b.	NO IMPACT	The project site is not located on or near any land zoned for agricultural use or under Williamson Act contract. No impact would occur.
c.	NO IMPACT	The project site is not located on nor would cause the rezoning of any land for Forest Land, Timberland, or timberland zoned Timberland Production. No impact would result.
d.	NO IMPACT	The property is not located on or near forest land and would not cause the conversion of forest land to non-forest use. No impact would occur.
e.	NO IMPACT	The project site is not located on or near any Farmland or Forest Land and would not cause the conversion of Farmlands to Non-Agricultural Use or Forest land to Non-Forest Use. No impact would occur.
III. AIR QUALITY		
a.	NO IMPACT	The development of this project will not conflict with or obstruct implementation of this project.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Air quality standards could be violated during the construction of the project. This impact can be reduced to a level of less than significant by implementing the proposed mitigation measures.

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Air quality standards may be violated during the construction phase. However, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.	III-10
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The operational impacts to the occupants will be mitigated to a less than significant level by the use of an air filtration system.	III-50
e.	NO IMPACT	No objectionable odors are anticipated to result from this residential project.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The subject property is located within a residential development. No sensitive species are expected to be located on the site. No impact would result.	
b.	NO IMPACT	The site is not located on or near any riparian habitat or otherwise sensitive natural community. No impact would occur.	
c.	NO IMPACT	The site is not located on or near any federally protected wetlands. No impact would occur.	
d.	NO IMPACT	No native wildlife corridor or native wildlife nursery site is known to be present on or near the project site. No impact would occur.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	No local policy or ordinance protecting biological resource is affected by the project. No impact would occur.	IV-70
f.	NO IMPACT	The subject property is not located on or near any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, region or state habitat conservation plan. No impact would occur.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	There are no historic resources on the site. No impact would result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Environmental impacts may result from the project implementation due to discovery of archaeological resource. However, the potential impacts will be reduced to a less than significant by the implementing these mitigation measures.	V-20

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Environmental impacts may result due to discovery of paleontological resource or unique geologic feature. However, the potential impacts will be reduced to a less than significant level by implementing these mitigation measures.	V-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Environmental impacts may result from the project implementation due to discovery of unrecorded human remains. However, the potential impacts will be reduced to a less than significant level by implementing these mitigation measures.	V-40
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	The project site is not located within an Alquist-Priolo Zone. No impact would result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	This site is subject to strong seismic shaking. However, this impact will be reduced to a less than significant level by following the California Building Code Standards during construction.	VI-10
c.	NO IMPACT	This site is not located within a liquefaction area. No impact would result.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site is not located within a landslide area. No impact would result.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short term erosion impacts will result in the loss of topsoil. However, these impacts can be mitigated to a less than significant level by implementing the erosion control measures being proposed.	VI-20
f.	NO IMPACT	The project site is not located in a geologic unstable soil area or subject to landslides. No impact would result.	
g.	NO IMPACT	The project site does not contain expansive soils. No impact would result.	
h.	NO IMPACT	No septic tanks are proposed as part of this project. This project is expected to be serviced by the City.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has not yet established CEQA thresholds to determine what amount of greenhouse gas emissions would have a significant impact on the environment. Therefore, impacts are assumed to be less than significant.	

Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has not yet established what amount of greenhouse gas emissions would have an impact on the environment. Therefore, impacts are assumed to be less than significant.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	No hazardous materials are proposed to be routinely transported, used or disposed of as a part of this project. No impact would result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During the demolition phase asbestos could be released into the environment. This impact can be reduced to a less than significant level by incorporating the proposed mitigation measure.	VIII-60
c.	NO IMPACT	No hazardous materials are proposed to be used with this residential project. No impact would result.	
d.	NO IMPACT	The project site is not located on a hazardous materials list. No impact would occur.	
e.	NO IMPACT	The project site is not located within an airport land use plan. No impact would result.	
f.	NO IMPACT	The project site is not located near a private airstrip. No impact would occur.	
g.	NO IMPACT	The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	
h.	NO IMPACT	This site is not located where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would result.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not anticipated to violate any water quality or water discharge requirements.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the Department of Water and Power.	
c.	NO IMPACT	The project site does not contain a stream or river. The proposed single-family development will not substantially alter the existing drainage pattern of the site or area. No impact would occur.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The proposed single-family development will not substantially alter the existing drainage pattern of the site or area. No impact would occur.	
e.	NO IMPACT	The project will not contribute to runoff water which would exceed the capacity of existing or planned drainage systems. No impact would occur.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed residential development is not anticipated to substantially degrade water quality.	
g.	NO IMPACT	This site is not located in a 100-year flood plain. No impact would result.	
h.	NO IMPACT	This site is not located with a 100-year flood plain. No impact would result.	
i.	NO IMPACT	This site is not located in a potential dam inundation zone. No impact would result.	
j.	NO IMPACT	This site is not located within an inundation zone for seiches, tsunamis or mudflow. No impact would result.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	The proposed project is consistent with established density pattern for the surrounding area and will not physically divide the established community.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The applicant is requesting a small lot subdivision for seven lots in the RD1.5 Zone. The applicant also wants to deviate from the required yard setbacks in the RD1.5 Zone. The provisions of the Small Lot Ordinance do not take effect until after the map is recorded. Therefore, a Zoning Administrator's Adjustment was filed to utilize the provisions of the Small Lot Ordinance prior to the recordation of the final map.	X-60
c.	NO IMPACT	This project will not conflict with any applicable habitat conservation plan or natural community conservation plan.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	The project site is located within an urban setting with properties developed with single and multi-family dwellings. There is no knowledge of the presence of mineral resources that would be of value to the region and residents of the State on the project site. No impact would occur.	
b.	NO IMPACT	No mineral resource that is of local importance is known to be present on the site. No impact would occur.	
XII. NOISE			

Impact?	Explanation	Mitigation Measures	
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction of the project, the applicant will be required to comply with the City's Noise Ordinance and attached construction noise mitigation measures to reduce the impact to a less than significant noise level.	XII-20
b.	LESS THAN SIGNIFICANT IMPACT	The project construction will be typical of other single-family development in the area and is not anticipated to result in excessive groundborne vibration or noise levels.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is anticipated to result in a less than significant increase in ambient noise levels.	
d.	LESS THAN SIGNIFICANT IMPACT	The project is anticipated to result in a less than significant increase in ambient noise levels.	
e.	LESS THAN SIGNIFICANT IMPACT	This site is not located within an Airport Hazard Zone, airport land use plan, or within two miles of a public airport, or public use airport. No impact would result.	
f.	LESS THAN SIGNIFICANT IMPACT	This site is not located within the vicinity of a private airstrip. No impact would result.	
XIII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	The construction of seven new single-family dwellings will have a less than significant impact on the induction of substantial population growth.	
b.	NO IMPACT	The existing dwellings located on the property will be replaced with seven single-family dwellings. This exceeds the number of units currently on the property. Thus there will be no substantial displacement of housing units.	
c.	NO IMPACT	The existing dwelling on the property are vacant. Thus there will be no displacement of people.	
XIV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	The project site is serviced by District Fire Station No. 20 and is not located within a very high fire hazard severity zone. As such the demand for an increase for fire protection will be less than significant.	
b.	NO IMPACT	The project site is located within the Northeast Division of LAPD. Seven new single-family dwellings should have a less than significant impact on demand for an increase in police protection in the area.	

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction of seven single-family dwellings could have a potentially adverse impact on public schools as there are no schools in close proximity to the site. This impact can be mitigated to a less than significant level by incorporating the proposed mitigation measure.	XIV-60
d.	NO IMPACT	The proposed project will have a negligible impact on existing parks as there is an existing park very close to the project site.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed project will have no impact on the requirement of other public facilities.	
XV. RECREATION			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will have a negligible impact on the use of existing neighborhood parks. There is a park in walking distance of the site.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The construction of seven single-family dwellings will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.	
b.	LESS THAN SIGNIFICANT IMPACT	The construction of seven new single-family dwellings will have a less than significant impact on the applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	
c.	NO IMPACT	This site is not located within an airport hazard area or designated flight path. Thus, the proposed project will not change air traffic patterns.	
d.	NO IMPACT	The proposed project will not include any hazardous design features (e.g. sharp curves or dangerous intersections) or incompatible uses.	
e.	NO IMPACT	The project site will have access from Douglas Street. There will be no inadequate emergency access.	

Impact?	Explanation	Mitigation Measures	
f.	NO IMPACT	The project site is not located in area that has any adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, and therefore will not have an impact on any existing alternative transportation policies, plans and program	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will connect to the City's existing wastewater treatment facilities. Therefore, the seven new single-family dwellings will not result in development that would likely exceed the current wastewater treatment loads established by the Regional Water Quality Control Board.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in the construction of new water or waste water treatment facilities or expansion of existing facilities. The impact on existing water or waste facilities will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in the construction of new storm water drainage facilities or expansion of existing facilities. The impact on existing storm drainage facilities should be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	There should be adequate supply from the Department of Water and Power to provide the site with water.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed project should have a less than significant impact on existing waste water treatment facilities.	
f.	LESS THAN SIGNIFICANT IMPACT	The local landfills have sufficient capacity to serve the proposed project.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level.	XVII-90
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	This project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife species to drop below self-sustaining levels. No impact would result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed residential development will result in environmental impacts, however, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures.	XVIII-10

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	After implementation of the mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	
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6941

1 VTT# 71930 ECHO PARK DOUGLAS, LLC 1048 IRVINE AVENUE, #421 NEWPORT BEACH CA 92660	2 GONG LAWRENCE L & JUDY L & FAMILY 8810 JENNY WAY ROSEMEAD CA 91770-2768	3 DOV CHARNEY 1349 DOUGLAS ST LOS ANGELES CA 90026-3401
4 COURTNEY JACKSON 1347 DOUGLAS ST LOS ANGELES CA 90026	5 LAURA MAHANY 1343 DOUGLAS ST LOS ANGELES CA 90026-3401	6 GEE J. & LINDA LEE 1339 DOUGLAS ST LOS ANGELES CA 90026-3401
7 AIDA LUCERO 1331 DOUGLAS ST LOS ANGELES CA 90026-3401	8 WALT & KSENIA ZOZULA PO BOX 144 TUJUNGA CA 91043-0144	9 FONG CHRISTOPHER L & SIU Y & FAMILY 1319 DOUGLAS ST LOS ANGELES CA 90026
10 CESAR LOMELI 1850 WHITLEY AVE #606 LOS ANGELES CA 90028-5178	11 PACIFIC ALLIANCE 711 W COLLEGE ST LOS ANGELES CA 90012-1163	12 QUINTERO TOWN HOUSES INC 12331 GORHAM AVE LOS ANGELES CA 90049-5205
13 OWNER #13 - #27 SAME AS OWNER #12 QUINTERO TOWN HOUSES INC	28 GODDARD D E & G R R 2005 TRUST 1753 DEWEY ST SANTA MONICA CA 90405-5933	29 HERNANDEZ PATRICIA TRUST 5743 CORSA AVE #102 WESTLAKE VILLAGE CA 91362-4070
30 PATRICK N. & ALISON L. SHERMAN 7500 DEVISTA DR LOS ANGELES CA 90046-1712	31 BRAD F. KLUCK 1336 QUINTERO ST LOS ANGELES CA 90026-3416	32 LEE KEN & AGNES FAMILY TRUST 1342 QUINTERO ST LOS ANGELES CA 90026-3416
33 HENRY CHANG 1346 QUINTERO ST #1 LOS ANGELES CA 90026-3416	34 NELLIE A. & FRANK PORRATA 1350 QUINTERO ST LOS ANGELES CA 90026-3416	35 PANG TECH SIENG 1356 QUINTERO ST LOS ANGELES CA 90026-3416
36 FRANCISCO J. & MARIA A. SALAZAR 1372 QUINTERO ST LOS ANGELES CA 90026-3416	37 THOMAS OPITZ 1402 QUINTERO ST LOS ANGELES CA 90026-3418	38 LESLIE D. EMGE 1406 QUINTERO ST LOS ANGELES CA 90026-3418
39 WEISS INVESTMENTS 22425 VENTURA BLVD #9 WOODLAND HILLS CA 91364-1524	40 MAUREEN LOMBARDO PO BOX 26643 LOS ANGELES CA 90026-0643	41 MARGARITA & FRANCISCO HERNANDEZ 2850 WINDSONG LN PLACERVILLE CA 95667-4933

42	MONTENEGRO DAVID & MILDRED & FAMIL 1427 QUINTERO ST #1408 LOS ANGELES CA 90026-3417	43	YEU-WEI & MARTHA M. YEE 1413 QUINTERO ST LOS ANGELES CA 90026	44	DAVID E. YALE 1407 QUINTERO ST LOS ANGELES CA 90026-3417
45	ANTONIO B. VALDERRAMA 1403 QUINTERO ST LOS ANGELES CA 90026-3417	46	KEVIN L. MURPHY 1357 QUINTERO ST #Q LOS ANGELES CA 90026-3415	47	JIN KOYAMA 1355 QUINTERO ST LOS ANGELES CA 90026
48	OWEN D. & ELIZABETH K. STALEY 1349 QUINTERO ST LOS ANGELES CA 90026-3415	49	HELEN D. TUPA 1343 QUINTERO ST LOS ANGELES CA 90026-3415	50	LIUKIS RICHARD & MARIA & FAMILY 1337 QUINTERO ST LOS ANGELES CA 90026-3415
51	KIN M. & GALA TONG 1441 MCDUFF ST LOS ANGELES CA 90026-3425	52	HOLDINGS LLC BERACHAH 450 N MCCADDEN PL LOS ANGELES CA 90004-1026	53	ALLISON M. BERRY 1319 QUINTERO ST LOS ANGELES CA 90026-3415
54	JONATHAN BARR 5532 N FIGUEROA ST #220 LOS ANGELES CA 90042-4180	55	E C HOLDINGS II & DEV LLC 1449 W SUNSET BLVD LOS ANGELES CA 90026-3457	56	YOSHIKO SHITAKUBO 2638 N PARISH PL BURBANK CA 91504-1605
57	ENNIO CAPRA 1801 GLENDALE BLVD LOS ANGELES CA 90026-1739	58	AKIDA MASHAKA 1504 N BENTON WAY LOS ANGELES CA 90026-2219	59	PLACE LLC ROSELIN 1007 MONTANA AVE #206 SANTA MONICA CA 90403-1603
60	DORIS F. SIMON STEVEN SIMON 17945 TOPHAM ST ENCINO CA 91316-7125	61	KAMPEE & PAKAVADEE MONGKOLSIRI 1346 SUTHERLAND ST LOS ANGELES CA 90026-3434	62	ALBERT TELLEZ 1352 SUTHERLAND ST LOS ANGELES CA 90026-3434
63	SINCLAIR T. & YUEN L. SETO 1360 SUTHERLAND ST LOS ANGELES CA 90026-3434	64	CHIE KIMOTO 1400 SUTHERLAND ST LOS ANGELES CA 90026-3436	65	SONIA DELGADO 1408 SUTHERLAND ST LOS ANGELES CA 90026-3436
66	THEO & ELSEBETH J. EHRET 1412 1/2 SUTHERLAND ST LOS ANGELES CA 90026-6456	67	KATHLEEN KLEIN 1418 SUTHERLAND ST LOS ANGELES CA 90026-3436	68	DAVID W. & NANCY A. RAPKA 1416 MACBETH ST LOS ANGELES CA 90026-3422

69	RAFAEL & MAGDALENA & JR PADILLA 1422 SUTHERLAND ST LOS ANGELES CA 90026-3436	70	JOHN M. HEFFERNAN 22287 MULHOLLAND HWY #267 CALABASAS CA 91302-5157	71	ROSE K. KWOK 1440 SUTHERLAND ST LOS ANGELES CA 90026-3455
72	ST ANDREWS UKRAINIAN ORTHODOXCH 1411 MACBETH ST LOS ANGELES CA 90026-3421	73	MICHAEL S. FAJACK 1401 MACBETH ST LOS ANGELES CA 90026-3421	74	KATHLEEN MAHONEY 1341 SUTHERLAND ST LOS ANGELES CA 90026-3433
75	FUSAKO SAITO 1347 SUTHERLAND ST LOS ANGELES CA 90026-3433	76	RONALD & MARIA S. LACAYO 1329 ANGELUS AVE LOS ANGELES CA 90026-2206	77	AWANA DENNIS & JUDY L & FAMILY 241 W FOOTHILL BLVD ARCADIA CA 91006-2208
78	WINNIE H. CHU PO BOX 31204 LOS ANGELES CA 90031-0204	79	L A CITY BUREAU OF RIGHT OF WAY AND LAND 200 N. SPRING ST, ROOM M-50 LOS ANGELES CA 90012	80	RESPIRATORY HOSPITAL BARLOW 2000 STADIUM WAY LOS ANGELES CA 90026-2606
81	COLIN J. GIBSON 1353 ELYSIAN PARK DR LOS ANGELES CA 90026-3407	82	ROBINSON PARKER A FAMILY PTNSHP 1357 ELYSIAN PARK DR LOS ANGELES CA 90026-3407	83	A. ROBINSON PARKER 1357 ELYSIAN PARK DR LOS ANGELES CA 90026-3407
84	SHELDON LA ZAR 15840 VENTURA BLVD #208 ENCINO CA 91436-4749	85	SAMUEL REYES 1348 DOUGLAS ST LOS ANGELES CA 90026-3443	86	JOHN J. & LIZA L. LUM 19318 MOORSHIRE DR CERRITOS CA 90703-7252
87	ADRIAN & ALICIA & DDRIAN & ALICIA G PO BOX 261040 LOS ANGELES CA 90026-0887	88	MARCIA A. SMITH 6215 STEIFFER RD MAGALIA CA 95954-9774	89	NELLIE A. PORRATA 3301 EASTER CIR HUNTINGTON BEACH CA 92649-2811
90	HORTENSE PAREDES PO BOX 27606 LOS ANGELES CA 90027-0606	91	CLAUDIA CHOI 1516 1/2 EWING ST LOS ANGELES CA 90026-2362	92	GEORGE R. ROTH 2163 MORENO DR LOS ANGELES CA 90039-3061
93	SUSAN WESTON 1731 CEDAR ST SANTA MONICA CA 90405-2723	94	LARRY J. DEVOE 1870 SUNSET PLAZA DR LOS ANGELES CA 90069-1314	95	RUDY LUCERO 1320 DOUGLAS ST LOS ANGELES CA 90026-3402

96

NELSON TE
1316 DOUGLAS ST
LOS ANGELES CA

90026-3402

97

MARIA LOPEZ
1310 DOUGLAS ST
LOS ANGELES CA

90026-34

. & YIM K. WONG
3622

92619-3622

999

JPL ZONING SERVICES #6941
6257 VAN NUYS BL #101
VAN NUYS CA

91401

999

ROTHMAN ENGINEERING
205 S BROADWAY #206
LOS ANGELES CA

90012

Staff Rpt

2
OCCUPANT
1355 DOUGLAS ST
LOS ANGELES CA 90026-3401

6
OCCUPANT
1337 DOUGLAS ST
LOS ANGELES CA 90026-3401

6
OCCUPANT
1339 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1325 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1325 1/2 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1327 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1327 1/2 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1329 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1329 1/2 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1329 1/4 DOUGLAS ST
LOS ANGELES CA 90026-3401

8
OCCUPANT
1329 3/4 DOUGLAS ST
LOS ANGELES CA 90026-3401

9
OCCUPANT
1319 1/2 DOUGLAS ST
LOS ANGELES CA 90026

9
OCCUPANT
1321 DOUGLAS ST
LOS ANGELES CA 90026

9
OCCUPANT
1323 1/2 DOUGLAS ST
LOS ANGELES CA 90026

9
OCCUPANT
1323 DOUGLAS ST
LOS ANGELES CA 90026

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OCCUPANT
1313 DOUGLAS ST
LOS ANGELES CA 90026-3401

10
OCCUPANT
1315 DOUGLAS ST
LOS ANGELES CA 90026-3401

10
OCCUPANT
1317 DOUGLAS ST
LOS ANGELES CA 90026-3401

11
OCCUPANT
1411 W SUNSET BL
LOS ANGELES CA 90026-3431

12
OCCUPANT
1306 QUINTERO ST 1
LOS ANGELES CA 90026-6973

13
OCCUPANT
1306 QUINTERO ST 2
LOS ANGELES CA 90026-6973

14
OCCUPANT
1306 QUINTERO ST 3
LOS ANGELES CA 90026-6973

15
OCCUPANT
1306 QUINTERO ST 4
LOS ANGELES CA 90026-6973

16
OCCUPANT
1306 QUINTERO ST 5
LOS ANGELES CA 90026-6966

17
OCCUPANT
1306 QUINTERO ST 6
LOS ANGELES CA 90026-6966

18
OCCUPANT
1306 QUINTERO ST 7
LOS ANGELES CA 90026-6966

19
OCCUPANT
1306 QUINTERO ST 8
LOS ANGELES CA 90026-6966

20
OCCUPANT
1312 QUINTERO ST 9
LOS ANGELES CA 90026

21
OCCUPANT
1312 QUINTERO ST 10
LOS ANGELES CA 90026

22
OCCUPANT
1312 QUINTERO ST 11
LOS ANGELES CA 90026

23
OCCUPANT
1312 QUINTERO ST 12
LOS ANGELES CA 90026

24
OCCUPANT
1312 QUINTERO ST 13
LOS ANGELES CA 90026

25
OCCUPANT
1312 QUINTERO ST 14
LOS ANGELES CA 90026

26
OCCUPANT
1312 QUINTERO ST 15
LOS ANGELES CA 90026

27
OCCUPANT
1312 QUINTERO ST 16
LOS ANGELES CA 90026

28
OCCUPANT
1318 QUINTERO ST
LOS ANGELES CA 90026-3416

28
OCCUPANT
1320 QUINTERO ST
LOS ANGELES CA 90026-3416

29
OCCUPANT
1324 QUINTERO ST
LOS ANGELES CA 90026-3416

30
OCCUPANT
1330 QUINTERO ST 1
LOS ANGELES CA 90026-7101

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OCCUPANT
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LOS ANGELES CA 90026-7101

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OCCUPANT
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LOS ANGELES CA 90026-7101

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OCCUPANT
1330 QUINTERO ST 4
LOS ANGELES CA 90026-7101

33
OCCUPANT
1346 1/2 QUINTERO ST
LOS ANGELES CA 90026

35
OCCUPANT
1358 QUINTERO ST
LOS ANGELES CA 90026-3416

35
OCCUPANT
1356 QUINTERO ST
LOS ANGELES CA 90026-3416

35
OCCUPANT
1360 QUINTERO ST
LOS ANGELES CA 90026-3416

36
OCCUPANT
1370 QUINTERO ST
LOS ANGELES CA 90026-3416

36
OCCUPANT
1372 QUINTERO ST
LOS ANGELES CA 90026-3416

39
OCCUPANT
1401 DOUGLAS ST 1
LOS ANGELES CA 90026-3461

39
OCCUPANT
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LOS ANGELES CA 90026-3461

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1401 DOUGLAS ST 12
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OCCUPANT
1401 DOUGLAS ST 13
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1401 DOUGLAS ST 16
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OCCUPANT
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LOS ANGELES CA 90026-3461

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1356 DOUGLAS ST 1
LOS ANGELES CA 90026-3460

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OCCUPANT
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1356 DOUGLAS ST 18
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39
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LOS ANGELES CA 90026-3460

39
OCCUPANT
1356 DOUGLAS ST 21
LOS ANGELES CA 90026-3460

39
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1356 DOUGLAS ST 22
LOS ANGELES CA 90026-3460

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OCCUPANT
1414 QUINTERO ST 1
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OCCUPANT
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LOS ANGELES CA 90026-3459

41
OCCUPANT
1416 QUINTERO ST
LOS ANGELES CA 90026-3418

41
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1418 QUINTERO ST
LOS ANGELES CA 90026-3418

42
OCCUPANT
1408 MACBETH ST
LOS ANGELES CA 90026

42
OCCUPANT
1427 QUINTERO ST
LOS ANGELES CA 90026

42
OCCUPANT
1427 1/2 QUINTERO ST
LOS ANGELES CA 90026

42
OCCUPANT
1408 MACBETH ST
LOS ANGELES CA 90026

45
OCCUPANT
1401 QUINTERO ST
LOS ANGELES CA 90026-3417

45
OCCUPANT
1403 QUINTERO ST
LOS ANGELES CA 90026-3417

47
OCCUPANT
1355 1/2 QUINTERO ST
LOS ANGELES CA 90026-3417

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OCCUPANT
1345 1/2 QUINTERO ST
LOS ANGELES CA 90026-3417

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OCCUPANT
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OCCUPANT
1335 QUINTERO ST
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OCCUPANT
1337 QUINTERO ST
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LOS ANGELES CA 90026-3415

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1329 1/2 QUINTERO ST
LOS ANGELES CA 90026-3415

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1329 1/4 QUINTERO ST
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OCCUPANT
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LOS ANGELES CA 90026-3415

54
OCCUPANT
1317 QUINTERO ST
LOS ANGELES CA 90026-3415

55
OCCUPANT
1427 W SUNSET BL
LOS ANGELES CA 90026-3431

56
OCCUPANT
1314 SUTHERLAND ST 1
LOS ANGELES CA 90026-3463

56
OCCUPANT
1314 SUTHERLAND ST 2
LOS ANGELES CA 90026-3463

56
OCCUPANT
1314 SUTHERLAND ST 3
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OCCUPANT
1314 SUTHERLAND ST 4
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OCCUPANT
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56
OCCUPANT
1314 SUTHERLAND ST 8
LOS ANGELES CA 90026-3463

57
OCCUPANT
1318 SUTHERLAND ST
LOS ANGELES CA 90026-3434

57
OCCUPANT
1318 1/2 SUTHERLAND ST
LOS ANGELES CA 90026-3434

57
OCCUPANT
1318 3/4 SUTHERLAND ST
LOS ANGELES CA 90026-3434

58
OCCUPANT
1324 SUTHERLAND ST
LOS ANGELES CA 90026-3434

59
OCCUPANT
1328 SUTHERLAND ST
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1332 SUTHERLAND ST
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OCCUPANT
1332 1/2 SUTHERLAND ST
LOS ANGELES CA 90026-3434

59
OCCUPANT
1334 SUTHERLAND ST
LOS ANGELES CA 90026-3434

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OCCUPANT
1334 1/2 SUTHERLAND ST
LOS ANGELES CA 90026-3434

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1348 SUTHERLAND ST
LOS ANGELES CA 90026

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1362 SUTHERLAND ST
LOS ANGELES CA 90026

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1402 SUTHERLAND ST
LOS ANGELES CA 90026

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1404 SUTHERLAND ST
LOS ANGELES CA 90026

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1412 SUTHERLAND ST
LOS ANGELES CA 90026-3436

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1412 1/2 SUTHERLAND ST
LOS ANGELES CA 90026-3436

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LOS ANGELES CA 90026-3436

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LOS ANGELES CA 90026

67
OCCUPANT
1420 SUTHERLAND ST
LOS ANGELES CA 90026

70
OCCUPANT
1417 MACBETH ST
LOS ANGELES CA 90026-3421

70
OCCUPANT
1419 MACBETH ST
LOS ANGELES CA 90026-3421

71
OCCUPANT
1442 SUTHERLAND ST
LOS ANGELES CA 90026

73
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1403 MACBETH ST
LOS ANGELES CA 90026

73
OCCUPANT
1405 MACBETH ST
LOS ANGELES CA 90026

73
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1442 SUTHERLAND ST
LOS ANGELES CA 90026

74
OCCUPANT
1343 SUTHERLAND ST
LOS ANGELES CA 90026

76
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1353 SUTHERLAND ST
LOS ANGELES CA 90026-3433

76
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1353 1/2 SUTHERLAND ST
LOS ANGELES CA 90026-3433

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1355 SUTHERLAND ST
LOS ANGELES CA 90026-3433

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OCCUPANT
1359 SUTHERLAND ST
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1409 SUTHERLAND ST
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1411 SUTHERLAND ST
LOS ANGELES CA 90026-3435

80
OCCUPANT
1352 ELYSIAN PARK DR
LOS ANGELES CA 90026-3408

81
OCCUPANT
1353 ELYSIAN PARK DR
LOS ANGELES CA 90026-3407

81
OCCUPANT
1351 ELYSIAN PARK DR
LOS ANGELES CA 90026-3407

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OCCUPANT
1349 ELYSIAN PARK DR
LOS ANGELES CA 90026-3407

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OCCUPANT
1347 ELYSIAN PARK DR
LOS ANGELES CA 90026-3407

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OCCUPANT
1345 ELYSIAN PARK DR
LOS ANGELES CA 90026-3407

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OCCUPANT
1343 ELYSIAN PARK DR
LOS ANGELES CA 90026-3407

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OCCUPANT
1309 MONTANA ST
LOS ANGELES CA 90026-3413

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1311 MONTANA ST
LOS ANGELES CA 90026-3413

82
OCCUPANT
1355 ELYSIAN PARK DR
LOS ANGELES CA 90026-3413

83
OCCUPANT
1359 ELYSIAN PARK DR
LOS ANGELES CA 90026

84
OCCUPANT
1315 MONTANA ST 1
LOS ANGELES CA 90026-3438

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OCCUPANT
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OCCUPANT
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OCCUPANT
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OCCUPANT
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LOS ANGELES CA 90026-3438

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OCCUPANT
1315 MONTANA ST 10
LOS ANGELES CA 90026-3438

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OCCUPANT
1348 1/2 DOUGLAS ST
LOS ANGELES CA 90026

85
OCCUPANT
1350 DOUGLAS ST
LOS ANGELES CA 90026

86
OCCUPANT
1330 DOUGLAS ST
LOS ANGELES CA 90026

87
OCCUPANT
1326 DOUGLAS ST
LOS ANGELES CA 90026-3402

89
OCCUPANT
1320 MONTANA ST
LOS ANGELES CA 90026-3414

89
OCCUPANT
1320 1/2 MONTANA ST
LOS ANGELES CA 90026-3414

89
OCCUPANT
1322 MONTANA ST
LOS ANGELES CA 90026-3414

89
OCCUPANT
1322 1/2 MONTANA ST
LOS ANGELES CA 90026-3414

90
OCCUPANT
1310 MONTANA ST
LOS ANGELES CA 90026-3477

90
OCCUPANT
1310 1/2 MONTANA ST
LOS ANGELES CA 90026-3477

90
OCCUPANT
1312 MONTANA ST
LOS ANGELES CA 90026-3477

90
OCCUPANT
1312 1/2 MONTANA ST
LOS ANGELES CA 90026-3477

90
OCCUPANT
1314 MONTANA ST
LOS ANGELES CA 90026-3477

90
OCCUPANT
1314 1/2 MONTANA ST
LOS ANGELES CA 90026-3477

90
OCCUPANT
1316 MONTANA ST
LOS ANGELES CA 90026-3477

90
OCCUPANT
1316 1/2 MONTANA ST
LOS ANGELES CA 90026-3477

91
OCCUPANT
1308 MONTANA ST
LOS ANGELES CA 90026-3437

91
OCCUPANT
1306 MONTANA ST
LOS ANGELES CA 90026-3437

91
OCCUPANT
1306 1/2 MONTANA ST
LOS ANGELES CA 90026-3437

92
OCCUPANT
1302 MONTANA ST
LOS ANGELES CA 90026-3437

93
OCCUPANT
1303 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1305 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1307 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1309 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1311 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1315 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1317 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1319 LILAC TER
LOS ANGELES CA 90026-3464

93
OCCUPANT
1313 LILAC TER
LOS ANGELES CA 90026-3464

94
OCCUPANT
1323 LILAC TER
LOS ANGELES CA 90026-3411

94
OCCUPANT
1325 LILAC TER
LOS ANGELES CA 90026-3411

95
OCCUPANT
1320 1/2 DOUGLAS ST
LOS ANGELES CA 90026

98
OCCUPANT
1306 DOUGLAS ST
LOS ANGELES CA 90026-3402

98
OCCUPANT
1306 1/4 DOUGLAS ST
LOS ANGELES CA 90026-3402

98
OCCUPANT
1306 1/2 DOUGLAS ST
LOS ANGELES CA 90026-3402

98
OCCUPANT
1308 DOUGLAS ST
LOS ANGELES CA 90026-3402

98
OCCUPANT
1308 1/4 DOUGLAS ST
LOS ANGELES CA 90026-3402

98
OCCUPANT
1308 1/2 DOUGLAS ST
LOS ANGELES CA 90026-3402

Case Number
VTT-71930-SL
Determination Letter Mailing
MAILING DATE: **Mar 05, 2013**

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