



WEST 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

Determination Mailing Date: NOV 04 2014

CASE: VTT-72465-SL-1A
CEQA: ENV-2013-3734-MND

Location: 11767 East Bellagio Road
Council District: 5 - Koretz
Plan Area: Bel Air-Beverly Crest
Zone: [Q]RD1.5-1VL

Applicant: Farhad Ashofteh and Daniel Saparzadeh
Representative: Steve Nazemi - DHS & Associates, Inc.

Appellant: Bruce Kuyper

At its meeting on **October 15, 2014**, the following action was taken by the West Los Angeles Area Planning Commission:

1. Denied the appeal.
2. Sustained the decision of the Deputy Advisory Agency to approve Vesting Tentative Tract Map No. 72465-SL for a maximum of five small lots and the construction, use, and maintenance of five small lot single-family dwellings.
3. Adopted Mitigated Negative Declaration ENV-2013-3734-MND as the environmental clearance for the project.
4. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. Advised the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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

This action was taken by the following vote:

Moved: Commissioner Halper
Seconded: Commissioner Waltz Morocco
Ayes: Commissioners Halper, Waltz Morocco, Margulies, and Donovan

Vote: 4 – 0


Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Effective Date/Appeals: This action of the West Los Angeles Area Planning Commission **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.

NOV 14 2014

Final Appeal Date: _____

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

Attachments: Advisory Agency's Determination Letter dated August 6, 2014

cc: Notification List
Heather Bleemers

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

CITY PLANNING COMMISSION

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JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: August 6, 2014

Appeal Period Ends: August 18, 2014

Farhad Ashofteh and Daniel
Saparzadeh (A)(O)
833 Haverford Avenue
Pacific Palisades, CA 90272

Steve Nazemi (R)
DHS & Associates Inc.
275 Centennial Way, Suite 205
Tustin, CA 92780

RE: Vesting Tentative Tract Map No. 72465-SL
Address: 11767 East Bellagio Road
Related Case(s): N/A
Bel Air-Beverly Crest Planning Area
Zone : [Q]RD1.5-1VL
D. M. : 141B145
C. D. : 5
CEQA : ENV-2013-3734-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 72465-SL, located at 11767 East Bellagio Road for a maximum of **five (5) single-family small lot homes** in accordance with the Small Lot Ordinance as shown on revised map stamp-dated April 24, 2014 in the Bel Air-Beverly Crest Community Plan. This unit density is based on the [Q]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 Public Counter call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That if this tract map is approved as "Small Lot Subdivision" then and if necessary for street address purposes, all the common access to this subdivision be named on the final map, satisfactory to the City Engineer.
2. That if this tract map is approved as "Small Lot Subdivision" then the final map be labeled as "Small Lot Subdivision per Ordinance 176,354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easement be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That any fee deficit under Work Order No. EXT00527 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. The review of the subject report cannot be completed at this time and will be continued upon the submittal of an addendum to the report which shall include but not limited to the following:
 - a. Clarify what is "shallow ridge footings", and how this type of footings is different from the conventional shallow spread footings.
 - b. Grading Division does not approve conventional shallow spread footings subject to a total settlement exceeding 1.5 inches, and a differential settlement exceeding 1.75 inch. Revise foundation recommendations.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. 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. Provide a copy of [Q] conditions. Show compliance with the [Q] conditions as applicable or Department of City Planning approval is required.

- c. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

DEPARTMENT OF TRANSPORTATION

8. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

FIRE DEPARTMENT

9. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following: (MM)
 - a. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
 - b. All homes shall have noncombustible roofs. (Non-wood)
 - c. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
 - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - g. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

- h. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- i. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- j. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
- k. Site plans shall include all overhead utility lines adjacent to the site.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- m. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- n. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - 1) Boxed-in eaves.
 - 2) Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - 3) Non-wood siding.
 - 4) Exposed wooden members shall be two inches nominal thickness.
 - 5) Noncombustible finishes.

DEPARTMENT OF WATER AND POWER

- 10. Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Water and Power:
 - a. The developer must complete the following financial arrangements prior to tract recordation:
 - i. Existing Water Mains
 - ii. Install a new 2½-inch by 4-inch fire hydrant on the west side of Bellagio Road, 200 feet N/O the alley, N/O Moraga Drive.
 - b. Prior to receiving water service, the developer must:
 - i. Arrange for the Department to install fire hydrants.

- c. Conditions under which water service will be rendered:
 - i. Pressure regulators will be required in accordance with the Los Angeles city Plumbing Code for the lot where pressures exceed 80 psi at the building pad elevation.

BUREAU OF STREET LIGHTING

11. Prior to the recordation of the final map, the applicant shall comply with the following conditions:

No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Bellagio Road.

BUREAU OF SANITATION

12. The Bureau has reviewed the sewer/storm drain lines serving the subject tract/area and found no potential problems to our structures or potential maintenance problem.

INFORMATION TECHNOLOGY AGENCY

13. 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

14. That the Quimby fee be based on the RD1.5-1VL Zone. (MM)

URBAN FORESTRY DIVISION

15. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and on the site tree to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. (MM)

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

- 16. 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 five dwelling units.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling.
 - c. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
 - d. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better to reduce the effects of diminished air quality on the occupants of the development. (MM)
 - e. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

SETBACKS				
Lot No.	Setback North	Setback East	Setback South	Setback West
1	0'	3'	8'	15'-0"
2	5'	0'	0'	15'-0"
3	5'	5'	0'	47.77'
4	0'	5'	0'	48.36'
5	0'	5'	5'	58.5'

- 17. Prior to the recording of the final map, a revised map shall be submitted reflecting the setbacks approved by the Advisory Agency.
- 18. 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. (MM)
- 19. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

20. 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.
21. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way. (MM)
22. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
23. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
24. Prior to issuance of a building permit, the project shall demonstrate compliance with the following Small Lot Design Guidelines:

SITE PLANNING

Relationship to the Street Guidelines

- a. The development's front yard setback shall be set within five (5) feet of the average setback of adjacent properties.

Site Layout and Circulation Guidelines

- b. Residential structures located on Lots 1 and 2 shall be configured to front along Bellagio Road and contain primary entrances and main windows that face the street.
- c. The site plan shall provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryway along Bellagio Road.
- d. All dwelling units shall contain primary entryways that front along circulation walkways and shall be provided clear paths of travel from the sidewalk to their primary entryways.
- e. All pedestrian and vehicular entries shall have distinctive design features, such as enhanced paving, to establish a visual and pedestrian connection to the public street and to provide a clear sense of arrival and path of travel within the development.

- f. The site plan shall provide distinguishable pedestrian access paths along all driveways to each individual entry.
- g. Trash and recycling facilities not located within a private garage shall be located within an enclosure and shall not be located within designated yard setbacks.
- h. The small lot developments should align with the prevailing setback of Bellagio Road and in conformance with the Building Line (Ordinance No. 96,195).

Parking and Driveway Guidelines

- i. The project shall provide a distinguishable pedestrian access path along all driveways to each individual dwelling unit.
- j. Access driveways shall be designed to be no wider than LAMC required circulation and backup requirements and shall allow for landscaping and a pedestrian access path on-site.
- k. On-site structures shall not encroach over the driveway area, so as to restrict the movement of trucks or other large vehicles.

BUILDING PLANS

Entry Guidelines

- l. Individual residences shall incorporate transitions such as landscaping, paving material, porches, stoops, and canopies at each primary entrance and at the main pedestrian entrance to the development from the sidewalk.
- m. Homes that front Bellagio Road shall be designed to have their primary entryway facing and accessible from the street.
- n. Garages shall not constitute a main entryway.
- o. All parking areas and walkways shall be illuminated using ornamental low-level, glare-free lighting to provide security for pedestrian paths and entrances. Lighting shall be directed away from surrounding residences and should avoid light spillage on to other uses.

Building Façade Guidelines

- p. Building facades shall be articulated with varying entry enhancements, landscape screening elements, textures, colors, and materials along with distinctive architectural features to avoid blank or monotonous facades, and to break the façade up into distinct planes that are offset from the main building façade, consistent with the attached Exhibit "A".

- q. Windows shall be located on building facades that front along Bellagio Road.
- r. Overhead architectural features that provide shade and passive cooling shall be installed at all entrances and windows.
- s. Proposed balconies shall be integrated into the building's design and shall be fully functional as private open space.
- t. All roof decks shall be set back away from the building edge a minimum of nine feet, as shown in the Visibility Study in Exhibit "A" and shall be oriented toward the southerly public right-of-way or the alleyway, consistent with the Small Lot Design Guidelines with regard to ridge locations as well as with direction in relation to side yards.
- u. Balconies shall be integrated into the building's design and shall be fully functional as private open space.

Building Materials Guidelines

- v. Avoid the use of materials, such as exposed (untreated) steel, untreated wood, or plastic, that do not typically withstand weather and wear.

SUSTAINABILITY

Sustainable Site Planning

- w. Permeable paving materials (such as porous asphalt, porous concrete, permeable concrete pavers, and/or a grid system filled with gravel or grass) shall be used where allowed by the Alternative Paving Material Ordinance No. 182431.
 - x. Uniform, glare-free lighting, such as dark-sky compliant fixtures, shall be installed so as to avoid uneven light distribution, harsh shadows, and light spillage on to neighboring uses.
25. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
26. **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

27. 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. 9, 14, 15, 16d, 18, 21, 22, 28, and 29 of the Tract's 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.
28. 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)
- MM-1. Aesthetics (Vandalism) Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- MM-2. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- MM-3. Green House Gas Emissions
- (a) Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-4. Public Services (Police) The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-5. Public Services (Schools) - 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.

MM-6. Utilities (Local Water Supplies - All New Construction) If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

(a) Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

(b) A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

(c) Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

MM-7. Utilities (Local Water Supplies - New Residential)

(a) Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

(b) Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

29. **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: (MM)

- CM-1. Aesthetics (Signage on Construction Barriers)
- (a) The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
 - (b) The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
- CM-2. Air Pollution (Demolition, Grading, and Construction Activities)
- (a) 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.
 - (b) 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.
 - (c) 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.
 - (d) All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - (e) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - (f) 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.
- CM-3. Seismic. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- CM-4. Erosion/Grading/Short-Term Construction Impact. 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.

CM-5. Erosion/Grading/Short-Term Construction Impacts (Hillside Grading Areas)

- (a) The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- (b) Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

CM-6. Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater). Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. 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) A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the

Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.

- (b) "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- (c) "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
- (d) Movement and removal of approved fencing shall not occur without prior approval by LADBS.

CM-7. Geotechnical Report. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

CM-8. Asbestos. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

CM-9. Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

- CM-10. Hillside Construction Staging and Parking Plan. No construction equipment or material shall be permitted to be stored within the public right-of-way. During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays. All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time. A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors. During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.
- CM-11. 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-12. 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-13. 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.
- CM-14. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-15. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM-16. Transportation (Haul Route). The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. (Hillside and Subdivisions): Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

- (a) Hillside Projects. All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners. The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
- (b) The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
- (c) The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- (d) Hauling hours of operation shall be from 9:00 a.m. to 4:00 p.m. Monday through Friday.
- (e) Trucks shall be restricted to [10]-wheel dump trucks or smaller.
- (f) All staging shall be on-site. Alternatively, an off-site location shall be selected and trucks radioed into site.
- (g) The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.3106).
- (h) Streets shall be cleaned of spilled materials at the termination of each work day.
- (i) The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- (j) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- (k) Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- (l) All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- (m) All trucks are to be watered at the job site to prevent excessive blowing dirt.
- (n) All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.

- (o) The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- (p) All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- (q) "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- (r) One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- (s) The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- (t) Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at 213.485.3711 before the change takes place.
- (u) The permittee shall notify the Street Use Inspection Division, 213.485.3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- (v) A surety bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the West Los Angeles District Engineering Office, 1828 Sawtelle Boulevard, third floor, Los Angeles, CA 90025. Further information regarding the bond may be obtained by calling 310.575.8384.

CM-17. Safety Hazards. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- (a) 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.

- (b) 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.

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:

- a. 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.
- b. 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.

- a. All areas of the property not covered by buildings, driveways, or walkways, shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover, in place of turf grass.
- b. Landscape plans shall incorporate shade trees and ornamental landscaping that define an edge and increases visual interest in the public and private realms of the development.
- c. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- d. Provide planting areas in private open spaces for residents to maintain.
- e. Landscape plans shall exhibit techniques that will be used to maintain privacy among all proposed dwelling units.

- f. Trees, shrubs, and vines shall be planted between property lines so as to screen building walls and enhance privacy.

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. 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.

- a. 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.
- b. 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.
- c. 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.
- d. That drainage matters be taken care of satisfactory to the City Engineer.
- e. 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.
- f. That any required slope easements be dedicated by the final map.
- g. That each lot in the tract comply with the width and area requirements of the Zoning Ordinance
- h. That one-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The one-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- i. That any one-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.
 - j. That no public street grade exceeds 15 percent.
 - k. 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. The following improvements be either constructed prior to recordation of the final map or that the construction be suitable guaranteed:
 - i. Improve Bellagio Road adjoining the tract by the reconstruction of the existing improvements by providing a new concrete curb, new two-foot concrete gutter, and five-foot wide concrete sidewalk and landscaping of the parkway.
 - ii. Improve the alley adjoining the subdivision by the reconstruction of the existing improvements to provide a suitable surfacing to complete a 20-foot wide alley including a two-foot longitudinal gutter, and new alley intersection with Bellagio Road together with any necessary removal and reconstruction of existing improvements.

- b. Construct on-site sewers to serve the tract as determined by the City Engineer.
- c. Construct any necessary drainage facilities.
- d. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- e. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213) 485-5675 upon completion of construction to expedite tree planting.
- f. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- g. Construct access ramps for the handicapped as required by the City Engineer.
- h. Close any unused driveways satisfactory to the City Engineer.
- i. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2013-3734-MND on February 24, 2014. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light)
- Air Quality (construction)
- Biological Resources (native/migratory species, construction, tree removal)
- Geology and Soils (seismic, liquefaction, topsoil)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials (construction, fire);
- Land Use Planning (air filtration)
- Noise (construction, proximity to freeway)
- Public Services (fire protection, police protection, schools, parks)
- Recreation (parks)
- Transportation/Traffic (hazards, emergency access)
- Utilities (water, solid waste)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2013-3734-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. 9, 14, 15, 16d, 18, 21, 22, 28, and 29 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, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

Furthermore, the Advisory Agency hereby finds that modifications to and/or corrections 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.

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. 27.

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, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 72465-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Bel Air-Beverly Crest Community Plan designates the subject property for Medium Residential land uses, corresponding to the R3 Zone. The site is currently zoned [Q]RD1.5-1VL, which is consistent with its land use designation as it is less intensive. The subject parcel contains 7,853 square feet of land. The proposed development of five dwelling units would be permitted under the existing RD1.5 Zone. The site is not located within the area of any specific plans, overlay districts, or interim control ordinances. The "Q" Condition limits the building's height to 32 feet.

The project will provide new home ownership opportunities for the Bel Air-Beverly Crest Community Plan area in the form of fee-simple single-family dwellings rather than residential condominiums. The Small Lot Ordinance allows for the creation of fee simple parcels without the need to establish a homeowner's association, making the project more attractive to prospective buyers. The

ordinance also allows for single-family dwellings to be constructed on smaller parcels of land, making the project more affordable.

The Bel Air-Beverly Crest Community Plan, Chapter III – Land Use Policies – a part of the Land Use Element of the City's General Plan, states the following policies relevant to the current project:

"Existing zoning should remain consistent with land use densities designated on the Plan map."

"Housing should be made available to all persons regardless of social, economic, or ethnic background. Low and moderate income housing is needed.

The project will meet the intent of the aforementioned Community Plan language and will provide new home ownership opportunities for the Bel Air-Beverly Crest Community Plan area in the form of small lot single-family dwellings rather than residential condominiums while acting as a buffer between adjacent R1 and RE9 zoned properties to the north and the RD1.5, R3, and C2 uses to the south.

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). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Bel Air-Beverly Crest Community Plan and the site is not subject to any specific plan requirements. East Bellagio Road is a designated Local Street dedicated to a 60-foot width at the project's southeasterly street frontage. The abutting alley is dedicated to a 20-foot width at the project's northeasterly and northwesterly frontages. The proposed project will provide 10 on-site parking spaces in conformance with the LAMC parking requirements for single-family dwellings.

For the purposes of approving a subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots, easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The Department of Water and Power is requiring the installation of a new fire hydrant on the west side of Bellagio Road. The Bureau of Engineering is requiring that the applicant provide a new concrete curb, new two-foot gutter, and five-foot wide concrete sidewalk and landscaping of the parkway and that the alley be improved by completing a 20-foot wide reconstruction with a two-foot longitudinal gutter. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. No street dedications are required.

The Subdivision Map Act requires that the proposed map also be consistent with the General Plan. The Small Lot Design Guidelines, which are in conformance with the City's General Plan Framework – Chapter 5, Urban Form and Neighborhood Design, allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provide the Advisory Agency with the tools to make the consistency findings with the General Plan for the purposes of approving a small lot subdivision. In addition, the Small Lot Design Guidelines provide the Department with opportunities to address the spatial challenges of small lot projects while simultaneously promoting good design and a development pattern that complements the existing neighborhood. The Guidelines focus on addressing a project's massing, height, layout, circulation, and overall compatibility with adjacent properties.

The applicant has met with the Urban Design Studio of the City Planning Department and with constituents from the Bel Air-Beverly Crest Neighborhood Council and as a result of, has redesigned the project multiple times to address the design concerns. In addition, the project was originally proposed as six homes with large rooftop decks with minimal landscaping, and two driveways on Bellagio Road. After meeting with the community, the updated project consists of five homes with smaller decks that are setback from the building edge by at least nine feet, draught tolerant landscaping, one driveway along Bellagio Road, and design features to break up the project's massing. As such, the project is consistent with similarly zoned properties in the Bel Air neighborhood.

The proposed development provides an appropriate transition from the commercial and multi-family uses to the south and the residential estates to the north. All of the units will feature open living spaces and will have rooftop decks which will be setback at least 9 feet away from the adjacent single-family dwelling, in addition to the five-foot building setback.

The project's design is in substantial conformance with the Small Lot Design Guidelines in that the project will activate the street frontages through landscaping, entry treatments, and pedestrian walkways, while maintaining compatibility with the existing neighborhood. All of the dwellings have two enclosed parking spaces with the majority of vehicular access occurring along the alleyway. One of the units has a garage off of East Bellagio Road. Landscaping and pedestrian paths break up the appearance of the garage and create identifiable pedestrian paths from the development to the street. This project is not subject to any geographic specific plan requirements. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan and the project substantially complies with the intent of the Small Lot Design Guidelines.

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

The subject site is located on a corner lot and is currently developed with a one-story single-family dwelling. The proposed development of five small lot single-family homes will provide an appropriate buffer from the RD1.5, R3, and C2 zoned uses to the south and the R1 and RE9 dwellings to the north. The commercial center south of the subject site offers neighborhood-serving retail, office space, and a gas station. To the south and west of the subject property, two- and three-story apartment buildings also serve as a buffer to the R1 and RE9 dwellings to the north and east.

The site is not located in a slope stability study area, high erosion hazard area, or fault-rupture study zone. The project site is located 1.45 km from the Santa Monica Fault, a Type B fault. Although the site is located within a Hillside Area, Special Grading Area, the site is relatively level and on a standard local street. The site is also located in a Very High Fire Hazard Severity Zone, and a Liquefaction area. The site is not in a Methane Zone, landslide area, a tsunami-inundation zone, flood-prone area, or a High Wind Velocity Area. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

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. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site is located in the Bel Air-Beverly Crest Community Plan area characterized by neighborhood-serving retail, multi-family apartment buildings, and single-family homes. The subject property is located on a relatively flat parcel of land on a standard local street. Properties to the south and southwest are zoned R1-1, RD1.5, [Q]R3-1VL and C2 and include a mix of residential, neighborhood-serving retail, office uses, one- to three-story apartment buildings, and one-story single-family houses. Adjacent multi-family dwellings are two to three stories in height and range from four to 25 units. Properties to the north, across the alley, are zoned RE9-1 and are developed with one- and two-story single-family homes and are at a higher elevation than the subject property due to the sloping topography in the area. Properties to the east are zoned RE15-1 and are developed with single-family hillside dwellings. Properties to the west are zoned RE9-1 and [Q]PF-1XL and are developed with single-family homes and the 405 Freeway further west. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Ordinance No. 176,354.

The project proposes the development of five single-family small lot dwellings consistent with the density of the RD1.5-1VL Zone. The applicant is permitted to construct six residential units by-right per the RD1.5-1VL Zone coupled with utilizing half of the abutting alleyway in calculating the project density. The proposed project would provide an appropriate transitional development/buffer between the residential uses to the north, south, and southeast, and with the commercial uses to the south.

The Small Lot Ordinance allows the construction of fee-simple, infill housing on existing smaller development parcels in multi-family and commercial zones. Small lot developments can offer a space-efficient and economically attractive alternative to the traditional single-family development. In all, the ordinance offers a welcome smart growth alternative to the suburban single-family home in multiple-family and commercial zones. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

The project site includes site grading and the removal of four non-protected trees, which could provide a natural habitat for certain wildlife. On February 24, 2013, the City Planning Department issued a Mitigated Negative Declaration No. ENV-2013-3734-MND, which includes Mitigation Measures to address this concern and which will reduce any potential environmental impacts to a less than significant level. This Mitigated Negative Declaration 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 are mitigated to a less than significant level.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. Any potential issues are being mitigated through the environmental document and further measures were added within the Conditions of Approval, which need to be satisfied prior to completion of the project.

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 Department of Water and Power (LADWP) has stated that the tract can be supplied with water from the municipal system subject to conditioned requirements.

- (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)

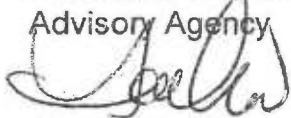
In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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.

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. 72465-SL.

Michael J. LoGrande
Advisory Agency



JAE H. KIM
Deputy Advisory Agency

JK:HB:jq