

VESTING TENTATIVE TRACT MAP NO. 72465-SL (stamped map-dated November 20, 2013)

HEARING DATE: February 26, 2014

### PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE NO. 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

#### REQUEST

Pursuant to the Los Angeles Municipal Code Sections 17.15 and 12.22-C,27, Vesting Tentative Tract Map No. 72465-SL to permit the construction of six (6) new single-family homes in accordance with the Small Lot Ordinance No. 176,354 on a 7,853 net square-foot (0.18 acres) site in the [Q]RD1.5-1VL Zone with 12 parking spaces. The existing on-site building will be demolished. The site is located at 11767 East Bellagio Road.

Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

#### RELEVANT CASES

There have been no related actions on the project site.

##### OFF-SITE:

Case No. DIR-2012-2637-CLQ: On February 1, 2013, the Director approved a request for Clarification of a "Q" Condition No. 1 of Ordinance No. 165958 allowing a multiple-family development to exceed the 32-foot height limitation by 5 feet, for a total building height of 37 feet, located at 11715 West Bellagio Road. The proposed development will have 23 units with a rooftop assembly area.

Case No. ZA-1986-195-ZV: On June 11, 1986, the Zoning Administrator disapproved a request for the conversion of an existing nine-unit apartment building into a 17-unit senior housing complex, located at 850 Moraga Drive.

#### PUBLIC RESPONSES

No comments have been received at the time of writing this staff report.

#### GENERAL COMMENTS

The project site is an irregularly shaped 7,853 square-foot (0.18 acres) corner lot located on the easterly side of East Bellagio Road and on the southerly side of a public alleyway in the [Q]RD1.5-1VL Zone. The site is currently developed with a one-story 2,597 square-foot single-family dwelling, constructed in 1953, that will be demolished prior to construction. Vehicular access to the property is via the public alleyway that runs along the northerly portion and rear of the property. The applicant is utilizing half of the abutting alley area to calculate the allowable density (for density calculation purposes, the lot is 9,779 square feet but buildable area is 7,853).

Staff contacted the Office of Historic Resources (OHR) regarding the proposed plans to demolish the existing one-story single-family home. Based on reviewing photographs and background material, the OHR has determined that the existing structure on the site is not eligible for historic designation.

The Bel Air-Beverly Crest Community Plan designates the site for Medium Multiple Family Land Uses, corresponding to the R3 Zone. The site is not under the jurisdiction of any Specific Plans, Overlay Districts, or Interim Control Ordinances but is located within the Freeway Adjacent Advisory Notice for Sensitive Uses (ZI-2427). The project is 1.50 kilometers from the Santa Monica Fault and is within the 1010' Height Limit Above Elevation 747, the Very High Fire Hazard Severity Zone, Bureau of Engineering's Special Grading Area, and is within a Hillside Area.

The general character of the area between Moraga Drive to the south and the public alleyway to the north includes a mix of residential, commercial, and office uses including one- to three-story apartment buildings and one- to two-story single-family houses. Properties to the north, across the alley, are zoned RE9-1 and are developed with one- and two-story single-family homes. Properties to the east are zoned RE15-1 and are developed with single-family hillside dwellings. Properties to the south, across East Bellagio Road, are zoned R1-1 and [Q]R3-1VL and are developed with one-story single-family dwellings and a three-story multi-family development further southwest. 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 site located at 11715 West Bellagio is currently under construction of a three-story multi-family residential building, approved under Case No. DIR-2012-2637-CLQ.

This action is related to a requested subdivision of a 7,853 net square foot (0.18 acres) site into six (6) parcels to permit the construction of six (6) new single-family dwellings with 12 parking spaces in accordance with the Small Lot Subdivision Ordinance No. 176,354. The design of the project meets the intent of the Small Lot Subdivision Ordinance and Design Guidelines through carefully-placed windows that maximize privacy for the new units as well as the surrounding structures; third stories that are setback from the second to minimize visual impacts; a modern architectural style; and sustainable landscaping. The project observes appropriate front setbacks which match the existing development of the street.

The new single-family homes will be three-stories in height. The maximum allowable building height for the subject property is 32-feet per the Q Condition. The applicant proposes to comply with the maximum height allowable for each building but the project will have varying rooftop stairwells for a maximum of no more than 42 feet (32-foot building height plus nine-foot stairwells, allowable under LAMC).

There is a concurrent request for a Zone Variance to permit: (a) zero square feet of open space in lieu of the required 1,050 square feet (175 square feet per unit) in the [Q]RD1.5-1VL Zone; and Zoning Administrator's Adjustments to permit: (a) a 5-foot front yard setback in lieu of the required 15-foot setback on Lot 5, (b) a zero-foot side yard in lieu of the required four feet for all interior side yards, (c) a zero-foot rear yard setback in lieu of the required 15 feet, (d) no building separation (zero feet) among the single-

family dwellings in lieu of the required 12 feet, and (e) reduced varying passageways between Lots 1 and 6 and between Lots 2 and 5 in lieu of the required 12 feet. The requested variance and adjustments are required to permit construction prior to the recordation of the final map. The provisions of the Small Lot Ordinance do not take effect until after the map is recorded. Four existing non-protected trees are proposed for removal.

The Small Lot Ordinance permits reductions in front, side, rear yards, passageways, and building separations. The Small Lot Ordinance does not, however, contain language which supersedes the requirements of the Zoning Code, prior to the recordation of the final map. The provisions of the Small Lot Ordinance do not take effect until after the map is recorded. Therefore, the requested variance and adjustments are required to permit construction prior to the recordation of the final map. The submitted application states that no known protected trees are located on-site.

In terms of visibility, impacts to the adjoining properties will be minimized due to the fact that the site is situated on a corner lot with a public alley acting as a buffer to northern and eastern properties. The structures immediately to the north and east are two stories in height. Although the proposed project is three stories in height, the units have been designed to be smaller than the size of the second stories and set back in order to reduce the perceived height and provide privacy to both the residents of the new units and the adjacent neighbors.

#### REPORTS RECEIVED

**BUREAU OF ENGINEERING:** Reports that the Tract Map layout is satisfactory as submitted and recommends approval subject to conditions in a memo dated January 15, 2014. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION:** Recommends that the project be subject to conditions stated in the memo dated January 7, 2014. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION:** A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated January 1, 2014 have been satisfied. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

**DEPARTMENT OF TRANSPORTATION:** Recommends that the project be subject to conditions stated in the memo dated January 5, 2014. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

**FIRE DEPARTMENT:** Recommends that the project be subject to conditions stated in the memo dated December 17, 2013. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

DEPARTMENT OF WATER AND POWER: No comments were available at the writing of the staff report.

BUREAU OF STREET LIGHTING: No comments were available at the writing of the staff report.

BUREAU OF SANITATION: Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problems as stated in the memo dated January 14, 2014. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the writing of the staff report.

DEPARTMENT OF WATER AND POWER: Recommends that the project be subject to conditions stated in the memo dated January 3, 2014. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

DEPARTMENT OF RECREATION AND PARKS: No comments were available at the writing of the staff report.

DEPARTMENT OF TELECOMMUNICATIONS: No comments were available at the writing of the staff report.

HOUSING DEPARTMENT: No comments were available at the writing of the staff report.

#### ENVIRONMENTAL CLEARANCE

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2013-3734-MND on February 24, 2014. See **Draft Tentative Tract Report with Conditions**.

#### TENANTS

The existing single-family dwelling is occupied.

#### STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Vesting Tentative Tract Map No. 72465-SL subject to the standard conditions and the additional conditions in the **Draft Tentative Tract Report with Conditions**.

Prepared by:

A handwritten signature in black ink, appearing to read 'Heather Bleemers', written over a large, faint, circular stamp or watermark.

Heather Bleemers  
City Planning Assistant  
(213) 978-0092

**Note:** Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

**DRAFT TENTATIVE TRACT REPORT WITH CONDITIONS**

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 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 **6 single-family lots** in accordance with the Small Lot Subdivision as shown on map stamp-dated November 20, 2013 in the Bel Air-Beverly Crest 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 Public Counter call (213) 482-7077. 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.

**Notes:**

The Planning Department shall review and approve the width and alignment of the proposed common access easement and also minimum required small lot frontages to the public street and common access easement since four of the lots have less than 20-foot frontages.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

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

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

8. 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. Provide a copy of ZA case ZA-2013-3735-ZV-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.
  - d. 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.
  - e. The submitted Map does not comply with the maximum density (1,500 s.f. Tract area/dwelling unit) requirement of the RD1.5 Zone. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Staff Comment: The applicant is utilizing half of the abutting alley area to calculate the allowable density (for density calculation purposes, the lot is 9,779 square feet but buildable area is 7,853)

**Notes:**

This property is located in a Liquefaction Zone.

Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map or record a covenant to provide and maintain the easement.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-0087 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

9. 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**

10. 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.

Notes:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance, and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

**DEPARTMENT OF WATER AND POWER**

- 11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Requirements for Tract No. 72465-SL. Upon compliance with these conditions and requirements, the LADWP's Water Services Organization (WSO) will forward the necessary clearances to the Bureau of Engineering after the final tract map is received.

- 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**

12. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (c).)

#### **BUREAU OF SANITATION**

13. 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.

Note: This approval is for the Tract Map only. The applicant may be required to obtain other necessary Clearances/Permits from the appropriate District office of the Bureau of Engineering.

#### **INFORMATION TECHNOLOGY AGENCY**

14. 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, 12<sup>th</sup> Floor, Los Angeles, CA 90012, 213 922-8363.

**DEPARTMENT OF RECREATION AND PARKS**

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

**URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

16. 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)

**Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

17. 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 6 dwelling units.
  - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
  - c. 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)
  - d. **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'	3.5'	8'-0"	15'-0"
2	0'	0'	0'	15'-0"
3	5'-0"	0'	0'	15'-0"
4	5'-0"	5'	0'	53.77'
5	0'	5'	0'	65.30'
6	0'	5'	5'-0"	61.30'

- e. Prior to the recording of the final map, a revised map shall be submitted reflecting the setbacks approved by the Advisory Agency.
  - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - g. 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.
  - h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
  - i. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties. (MM)
  - j. 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.
  - k. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
18. 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.
19. Prior to the issuance of the building permit or the recordation of the final map, a

copy of ZA-2013-3735-ZV-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA-2013-3735-ZV-ZAA is not approved, the subdivider shall submit a tract modification.

20. **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

21. 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. 10, 15, 16, 17e, 17g, 22 and 23 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.
22. 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. 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.

23. **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. 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.
- 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:

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

of the final map or that the construction be suitably guaranteed:

- (a) Improve Bellagio Road adjoining the tract by the reconstruction of the existing improvements by providing new concrete curb, new 2-foot concrete gutter and 5-foot wide concrete sidewalk and landscaping of the parkway.
- (b) 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 2-foot longitudinal gutter, and new alley intersection with Bellagio Road together with any necessary removal and reconstruction of existing improvements.
- (c) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

#### NOTES:

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-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);
- Geology and Soils (seismic, liquefaction, topsoil);
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials (construction, fire);
- Land Use Planning (proximity to freeway);
- Noise (construction);
- 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. 10, 15, 16, 17e, 17g, 22 and 23 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. 20.

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 Multiple Family land use, with the corresponding zone of RD3. The site is zoned RD1.5-1VL, which is consistent with its land use designation. The site is not located within the area of any specific plans, overlay districts, or interim control ordinances.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding. 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.

East Bellagio Road is designated as a Local Street, dedicated to a width of 60 feet and is fully improved. The alley, located to the north and wrapping around the subject property, is dedicated to a width of 20 feet and is paved with asphalt. Sepulveda Boulevard, located to the west of the subject property, is the nearest major cross street, designated as a Class II Scenic Major Highway, dedicated to a width of 67 and is fully improved. The Bureau of Engineering is requiring that the applicant resurface the alleyway to complete a 20-foot wide alley including a 2-foot longitudinal gutter and new alley intersection with Bellagio Road.

This project is not subject to any geographic specific plan requirements. The proposed project will provide 12 parking spaces in conformance with the LAMC and the Deputy Advisory Agency's parking policy for single-family dwellings within small lot subdivisions. 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 site is currently developed with one single-family dwelling. The existing building will be demolished. The development of this tract will be done by infill in a neighborhood that has a mix of single- and multi-family uses.

The site is relatively flat in a designated hillside area. Mitigating conditions have been imposed to address slope stability concerns. 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 uses to the south and southwest are zoned R1-1 and [Q]R3-1VL and include a mix of residential, commercial, and office uses including one- to three-story apartment buildings and one-story single-family houses. 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 project proposes development of six single-family, small lot dwellings. The applicant is permitted to construct six residential condominiums or apartment units by-right on the site. The proposed project will comply with all provisions of the Small Lot Ordinance for parking, yards, and open space. 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.

Through the environmental document and additional measures within the Conditions of Approval, which need to be satisfied prior to completion of the project, all environmental concerns will be mitigated.

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.

Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer lines serving the subject tract and found easements within the property in a memo dated January 14, 2014. Any proposed development in close proximity to the easements must secure Department of Public Works approval. 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.

Inquiries regarding this matter should be directed to Heather Bleemers, Planning Staff for the Office of Zoning Administration.

Heather Bleemers  
Planning Assistant  
(213) 978-0092

JAE H. KIM  
Deputy Advisory Agency

JK:HB:jq

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 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

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

**Forms are available on-line at [www.planning.lacity.org](http://www.planning.lacity.org).**

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

If you have any questions, please call the Public Counter staff at (213) 482-7077.