



## EAST LOS ANGELES AREA PLANNING COMMISSION

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

Determination Mailing Date: **FEB 13 2015**

**CASE NO:** VTT-72898-SL-1A

**CEQA:** ENV-2014-1466-MND

**Location:** 850-856 N. Coronado Street &  
847-853 N. Merwin Street

**Council District:** 13

**Plan Area:** Silver Lake-Echo Park-  
Elysian Valley

**Zone:** R3-1VL

**Applicant:** Raffi Shirinian -  
UB 846-852 Coronado Street, LLC

**Appellant:** Coronado Street Citizens Coalition –  
Anne Hars

At its meeting on **January 28, 2015**, the **East Los Angeles Area Planning Commission** took the following action:

1. **Granted** the appeal in part.
2. **Sustained** the decision in part with modification of the Deputy Advisory agency approval of Vesting Tentative Tract No. 72898-SL for the approval of ten (10) small lot single-family dwellings.
3. **Adopted** the Findings
4. **Adopted** the modified Conditions of Approval.
5. **Adopted** Mitigated Negative Declaration No. ENV-2014-1466-MND.
6. **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;
7. **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.

VTT 72898-SL-1A  
850-856 N. Coronado Street &  
847-853 N. Merwin Street

Page 2

This action was taken by the following vote:

**Moved:** Commissioner Stein  
**Seconded:** Commissioner Membreno  
**Ayes:** Commissioners Villanueva and Choi  
**Vote:** 4-0

  
Fely C. Pingol, Commission Executive Assistant  
East Los Angeles Area Planning Commission

**Effective Date/Appeals:** This action of the East 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](http://www.lacity.org/pln).

**FINAL DATE TO APPEAL:** FEB 23 2015

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: Staff Determination Letter dated November 19, 2014

c: Notification List  
Sarah Molina Pearson

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**

DAVID H. J. AMBROZ  
PRESIDENT  
RENEE DAKE WILSON  
VICE-PRESIDENT

ROBERT L. AHN  
MARIA CABILDO  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
DANA M. PERLMAN  
MARTA SEGURA

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

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

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

VACANT  
DEPUTY DIRECTOR  
(213) 978-1272

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

Decision Date: November 19, 2014

Appeal Period Ends: November 29, 2014

Raffi Shirinian (A)(O)  
UB 846-852 Coronado Street, LLC  
9044 Shoreham Drive  
Los Angeles, CA 90069

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

RE: Vesting Tentative Tract Map No. 72898-SL  
Address(s): 847-853 North Mervin Merwin  
Street;  
850-856 North Coronado Street  
Related Case(s): ZA-2014-1467-ZV-ZAA  
Planning Area: Silver Lake - Echo Park-  
Elysian Valley  
Zone : R3-1VL  
D. M. : 139-5A205  
C. D. : 13  
CEQA : ENV-2014-1466-MND

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. 72898-SL, located at 847-853 North Mervin Merwin Street; 850-856 North Coronado Street for a maximum of ~~eleven (11)~~ ten (10) **small lot single-family homes** for the purposes of a Small Lot Subdivision as shown on revised map stamp-dated ~~September 9, 2014~~ December 24, 2014 in the Silver Lake - Echo Park - Elysian Valley Community Plan. This unit density is based on the R3 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 Development Services Center 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 15-foot radius property line returns be dedicated at the intersections of Coronado Street and Merwin Street with Marathon Street adjoining the tract.
2. 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.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. 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.
6. That any fee deficit under Work Order No. EXT00562 expediting this project be paid.
7. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.

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

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated May 6, 2014, Log No. 83945 and attached to the case file for Tract No. 72898-SL.

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

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

- b. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.
- c. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, drainage, and back up space in the final map. Separate easement covenant shall be recorded with City Planning if the easement is not shown on the final map prior map recordation.

**Notes:**

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

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

The proposed buildings may not comply with required side yard setback along Marathon Street for Lots 1 and 44 10 as required for the R3-1 Zone. Proposed buildings over 2-story high will be required to provide a side yard setback more than 5 foot wide or obtain written approval from the Department of City Planning Advisory Agency to allow the reduced setbacks as indicated in the Setback Matrix.

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 Laura Duong at (213) 482-0434 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

- 10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. If a security gate is proposed, a minimum of 20-foot reservoir space shall 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**

- 11. 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. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
  - b. Site plans shall include all overhead utility lines adjacent to the site.
  - c. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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) 482-6507. You should advise any consultant representing you of this requirement as well.

## **DEPARTMENT OF WATER AND POWER**

- 12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

**BUREAU OF STREET LIGHTING**

13. 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.

**BUREAU OF SANITATION**

14. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

15. 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**

16. That the Quimby fee be based on the R3 Zone. Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units. (MM)

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

17. 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 of the seven (7) trees on the site 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**

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. A Certificate of Occupancy (temporary or final) for the buildings in Tract No. VTT-72898-SL shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum of 44 ten (10) small lots.
  - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Note: One space may be a compact space. Tandem parking is allowable.
  - d. Three (3) guest parking spaces that are for the use of the entire project shall be provided.
  - e. The use and development of the property shall be in substantial conformance with the plans submitted with the application, except as may be revised as a result of this action.
  - f. Prior to the recording of the final map, a revised map and revised architectural plans shall be submitted to the Department of City Planning Development Services Center reflecting the required parking as approved by the Advisory Agency per Condition Nos. 18c and 18d.
  - g. 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.
  - h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - i. 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.
  - j. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
  - k. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above. (MM)



- l. 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.
- m. 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.

**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.

Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	Front	Rear	Side (North)	Side (South)
1	5'-0"	<del>14'-0"</del> 10'-0"	5'-0"	0'
2	5'-0"	<del>14'-0"</del> 10'-0"	0'	0'
3	5'-0"	<del>14'-0"</del> 10'-0"	0'	0'
4	5'-0"	<del>14'-0"</del> 10'-0"	0'	0'
5	5'-0"	<del>14'-0"</del> 10'-0"	0'	0'
6	5'-0"	<del>14'-0"</del> 10'-0"	0'	5'-0"
7	5'-0"	<del>12'-0"</del> 10'-0"	0'	5'-0"
8	5'-0"	<del>12'-0"</del> 10'-0"	0'	0'
9	5'-0"	<del>12'-0"</del> 10'-0"	0'	0'
10	5'-0"	<del>12'-0"</del> 10'-0"	<del>0'</del> 5'-0'	0'
11	5'-0"	<del>12'-0"</del>	5'-0'	0'

19. The project shall conform substantially with the intent of the Small Lot Design Guidelines, as shown on Exhibit "A" of Case No. VTT-72898-SL, and with the following:

#### **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 Lot 1 shall be configured to front along Marathon Street, Lots 2-6 2-5 shall be configured to front along Coronado Street and Lots 7-11 6-10 shall be configured to front along Merwin Street.
- c. The site plan shall provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryways along Marathon Street, Coronado Street and Merwin Street.
- d. Residences fronting along Marathon Street, Coronado Street and Merwin Street shall have primary entrances and main windows facing the street.
- e. All dwelling units shall contain primary entryways that front along circulation walkways and/or open space areas and shall be provided clear paths of travel from the sidewalk to their primary entryways.
- f. 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.
- g. The site plan shall provide direct paths of travel for pedestrian destinations within the development, including distinguishable pedestrian access paths along all driveways and/or the public street to each individual entry.
- h. Trash and recycling facilities not located within a private garage shall be located within an enclosure.

**Parking and Driveway Guidelines**

- i. Each dwelling unit that directly fronts along a public street shall locate all parking to the rear of each 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. The driveway area shall be designed for multi-functional uses.
- l. 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**

- m. 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.
- n. Homes that front Corondado Street and Merwin Street shall be designed to have their primary entryway facing and accessible from the street.
- o. Garages shall not constitute a main entryway.
- p. 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**

- q. 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 plans located in the file, except as may be revised as a result of this action.
- r. Windows shall be located on building facades that front along Corondado Street and Merwin Street, the on-site private driveway, and any on-site internal pedestrian pathways within the development.
- s. Proposed balconies shall be integrated into the building's design and shall be fully functional as private open space.

**Building Materials Guidelines**

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

**SUSTAINABILITY****Sustainable Site Planning**

- u. 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. 182,431.

- v. 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.
20. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
  21. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code § 7060, et seq.) and §§ 151.22-151.28 of the LAMC.
  22. 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.
  23. **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 relating to or 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

24. 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. 11, 16, 17, 18j, 18k and 25 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.

25. 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. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
  - MM-2. 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-3. 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-4. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
  - MM-5. 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.
  - MM-6. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
  - MM-7. 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-8. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
    - a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
    - b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.

- c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834.
- e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

MM-9. If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

MM-10. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays).

- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- g. *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

MM-11. Utilities (Local Water Supplies - Landscaping). The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- a. Weather-based irrigation controller with rain shutoff
- b. Matched precipitation (flow) rates for sprinkler heads
- c. Drip/microspray/subsurface irrigation where appropriate
- d. Minimum irrigation system distribution uniformity of 75 percent
- e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- f. Use of landscape contouring to minimize precipitation runoff
- g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

MM-12. Utilities (Local Water Supplies - All New Construction).

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

- b. 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.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. 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-13. 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.
- b. 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.
- c. 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.

**26. Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:**

**CM-1.** That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The



sign must be sturdily attached to a wooden post if it will be freestanding.

- b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
  - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2. 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".
- CM-3. Such language shall appear at intervals of no less than 25 feet along the publically accessible portions of the barrier.
- CM-4. 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-5. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-6. 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.
- CM-7. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-8. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-9. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM10. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- CM-11. Trucks having no current hauling activity shall not idle but be turned off.
- CM-12. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- CM-13. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- CM-14. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- CM-15. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- CM-16. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- CM-17. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
- CM-18. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located

within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

CM-19. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

CM-20. 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.

CM-21. 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. 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-22. (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-23. (Lead Paint) Prior to issuance of any permit for the demolition or iteration 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-24. Stormwater Pollution (Demolition, Grading, and Construction Activities):**

- a. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- b. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

CM-25. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

CM-26. 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-27. 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-28. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-29. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-30. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

CM-31. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

CM-32. 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.

CM-33. 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.

CM-34. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

#### **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 and shall include the following features.

- 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. Any existing natural features and topography shall be incorporated into an proposed landscaping, where appropriate.
- c. Any proposed trees shall be shade bearing and spaced between 15- to 20-feet apart from each other.

- d. Landscape plans shall organize plants into groupings in accordance to proposed water needs.
- e. 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.
- f. Shrubs located immediately adjacent to the public sidewalk shall maintain a height of less than four (4) feet.
- g. Fences and shrubbery shall be less than 3'6" tall in areas located adjacent to, or within five (5) feet of, the sidewalk and common public areas.
- h. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- i. Provide planting areas in private open spaces for residents to maintain.
- j. Landscape plans shall exhibit techniques that will be used to maintain privacy among all proposed dwelling units.
- k. 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. (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 complies with the width and area requirements of the Zoning Ordinance.
  - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 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.
  - i. No street lighting improvements if no street widening per BOE improvement conditions.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street 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 Urban Forestry 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:
  - 1. Improve Marathon Street and Merwin Street adjoining the subdivision by the construction of the following:
    - a. Concrete curbs, concrete gutters, and a 5-foot concrete sidewalk and landscaping of the parkway or 10-foot wide



concrete sidewalk with tree wells.

- b. Suitable surfacing to join the existing pavements and to complete a 20-foot half roadways.
  - c. Any necessary removal and reconstruction of the existing improvements.
  - d. The necessary transitions to join the existing improvements.
2. 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 density.

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 LAMC Section 17.05-N.

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-2014-1466-MND on July 30, 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 (tree removal);  
Cultural Resources (archaeological, paleontological, human remains);  
Geology and Soils (construction, topsoil, seismic);  
Greenhouse Gas Emissions;  
Hazards and Hazardous Materials;  
Land Use/Planning;  
Noise (construction);  
Public Services (fire protection, schools, parks);  
Recreation (parks);  
Utilities (water, solid waste).

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-1466-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. 11, 16, 17, 18j, 18k and 25 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.

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. 24.

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.72898-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 requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact

building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities. The proposed 44 10 unit small lot project is designed with lot areas ranging from 1,263 square feet to 1,622 square feet, front yard setbacks of 5 feet, rear yard setbacks ~~ranging from 12 feet to 14 feet~~ of 10 feet, zero passageways and zero open space as allowable pursuant to the Small Lot Subdivision Ordinance.

The subject site is located in the Silver Lake - Echo Park - Elysian Valley Community Plan, which designates the subject property for Medium Residential land use with the corresponding zone of R3 and height district 1VL. The R3 zone allows density based on 800 square feet of lot area per unit and the 1VL height district allows a maximum height of 45 feet and a maximum FAR of 3.0 to 1. The property is not located within a Specific Plan area. The property contains approximately 0.35 net acres (~~15,260~~ 15,164 square feet) after the required dedications. The existing multi-family housing on-site will be demolished, however the existing tenants will be provided with relocation assistance pursuant to the Los Angeles Housing and Community Department's applicable ordinances.

The Subdivision Map Act requires the Advisory Agency to find the proposed map be consistent with the General Plan. The Silver Lake - Echo Park - Elysian Valley Community Plan, a part of the Land Use Element of the City's General Plan, states the following goal, objectives and policies relevant to the current project:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Plan Area.

Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic socioeconomic needs of current and project population.

Policy 1-1.2: Improve the quality of existing single family and multiple family housing throughout the Plan Area.

Policy 1-1.6: Promote the preservation of existing single and multiple family neighborhoods.

Policy 1-1.7: Promote the unique quality and functionality of the Community Plan Area's mixed single and multiple family residential neighborhoods by encouraging infill development that continues to offer a variety of housing opportunities that capitalize on the eclectic character and architectural styles of existing development.

Objective 1-4: Promote and ensure the provision of adequate housing for all persons, including special needs populations, regardless of income, age or ethnic background.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.4: Increase home ownership options by providing opportunities for development of townhouses, condominiums and similar types of housing.

The Subdivision Map Act requires the Advisory Agency to find the proposed map be consistent with the General Plan. In turn, the Small Lot Design Guidelines allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings. The Small Lot Design Guidelines address a project's massing, height, circulation, and compatibility with adjacent properties by promoting design and development that complements the existing neighborhood character. In addition, the Guidelines provide opportunities to address a parcel's spatial challenges while simultaneously promoting high quality design.

The proposed 10-unit small lot project will be located in a neighborhood that is currently undergoing transition, with new development replacing existing buildings on several properties within the project vicinity. Most adjacent properties consist of one and two-story, multi-family buildings that were constructed in the early to middle 20<sup>th</sup> century. Therefore, the project's proposed height of 45 feet, which is allowable pursuant to the 1VL height district, will be taller than most of the existing buildings within the vicinity. Although the contemporary design of the project is contrary to the existing style of homes in the area, the applicant has designed the project to complement the neighborhood while improving the quality of housing on the site. The proposed project will activate the site with the construction of contemporary architectural homes by incorporating design elements to include: articulated building facades consisting of horizontal siding, stone veneer, stucco walls, aluminum windows and metal railings; landscaping along the project's street frontages and within yards adjacent to neighboring properties; and varying building heights, terraces and vertical planes to break up the project's massing.

The original application included a request to approve a Variance to allow zero square feet of open space and Zoning Administrator's Adjustments to allow: a 5-foot front yard setback, a 5-foot side yard setback and a zero building separation. Since the time of the original submittal, the applicant withdrew the Variance and Adjustment requests because the adoption of Ordinance No. 183,165, amending Section 17.06 of the Los Angeles Municipal Code, allows building permits for small lot subdivisions to be obtained prior to the recordation of the final map when a covenant and agreement is filed stating that a Certificate of Occupancy will not be issued until a final map is recorded. The project has been conditioned to (Condition No. 18a) record a final map prior to requesting a Certificate of Occupancy.

At the Advisory Agency hearing on August 20, 2014, several members of the community voiced their concerns with the design and parking of the proposed project. The DAA took the project under advisement to allow the applicant time to make design changes that would complement the neighborhood and to provide guest parking that would be accessible to the entire project. The applicant submitted new plans and tract maps, dated September 9, 2014, showing redesigned elements of the project to include: the addition of metal standing seam pitched roofing, change in stucco color to light sand finish, the elimination of the rectangular folded plane to make the design less "boxy", more stepping of units along the Coronado Street façade, reduced window sizes and the front entry to unit 1 was moved to the Marathon Street façade in response to the requirement of a 15-foot radius property line return at the intersection of Coronado Street and Marathon Street. In addition, the project had been conditioned (Condition No. 18d) to provide three (3) guest parking spaces that are accessible to the entire project.

The proposed small lot project will meet the intent of the aforementioned Community Plan's Goals and Objectives and will provide much needed new home ownership opportunities for the Silver Lake – Echo Park – Elysian Valley Community Plan area in the form of single-family dwellings as part of an infill development.

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 subject site is located in Zone X, areas of minimal flooding. Therefore, as conditioned, 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 Silver Lake – Echo Park – Elysian Valley Community Plan and are not subject to any Specific Plan requirements. For the purposes of approving a small lot subdivision, the "design" of the tract map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. To further ensure that the design and improvement of the tract map are consistent with any applicable plans, the project was reviewed by various City agencies that have the authority to make improvement recommendations.

Marathon Street, Merwin Street and Coronado Street are local streets, each dedicated to a 60-foot width at the project's street frontage and improved with sidewalks, curbs and gutters. Staff received a comment letter from the Bureau of Engineering (BOE), dated June 12, 2014, requiring a 15-foot radius property line return at the intersections of Coronado Street and Merwin Street with Marathon

Street adjoining the tract and the construction of street improvements along Marathon Street and Merwin Street adjoining the tract to include the construction of a 5-foot concrete sidewalk and landscaping of the parkway or a 10-foot wide concrete sidewalk with tree wells as well as any other necessary improvements and transitions. The Bureau of Engineering is also requiring the applicant to construct the necessary on-site mainline sewers satisfactory to the City Engineer. After the Advisory Agency hearing the applicant submitted revised tract maps dated September 9, 2014 showing compliance with BOE requirements. In addition, all necessary street improvements will be required to comply with the Americans with Disabilities Act (ADA) of 1990.

The Subdivision Map Act requires the proposed map to 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 provides the Advisory Agency with the tools to make the consistency findings. As conditioned, the project substantially complies with the intent of the Small Lot Design Guidelines as discussed below:

**Site Planning** The development has three frontages with five units facing Coronado Street, one unit facing Marathon Street and five units facing Merwin Street. The frontages of each unit have been designed to incorporate distinctive design features that establish a visual and pedestrian connection with the street, including recessed front entry doors and individual stairways for units 7-11 6-10.

The proposed project will provide a minimum of 2 covered parking spaces per unit in conformance with the LAMC parking requirements for single-family dwellings. In addition, the project has been conditioned by the Deputy Advisory Agency to provide three (3) guest parking spaces for the use of the entire project in conformance with the Small Lot Design Guidelines. The Deputy Advisory Agency finds that based on the configuration of the proposed project in addition to the critical need for off-street parking in the neighborhood, the condition to provide three (3) guest parking spaces for the use of the entire site is appropriate. The garage to each unit will be accessible via a single shared driveway with ingress and egress off of Marathon Street, thus reducing the number of existing curb cuts on the project site from two to one. The project will also include a common trash area at the end of the driveway screened from view by a CMU wall enclosure.

**Building** The project's height and setbacks are consistent with the Small Lot Subdivision Ordinance requirements and the Small Lot Design Guidelines. The units will be 45 feet high as permitted by the 1VL height district, a 5-foot yard width will be maintained where the project abuts the neighbor to the south and 5-foot setbacks will also be maintained at each street frontage. The project has incorporated varying building heights,

metal standing seam pitched roofing, stepping of the building facades to allow for terraces and vertical planes to break up the project's massing. In addition, because the site is sloping upward towards Merwin Street, the height of units ~~7-14~~ 6-10 will appear to be approximately ~~37~~ 38 feet from street level. All of the units will feature open living spaces with each unit having terraces that are oriented toward the street and away from any neighboring residential uses.

**Landscaping and Sustainability** The project's landscaping and sustainability elements are in substantial conformance with the Small Lot Design Guidelines. The project will activate the street frontages through landscaping, pedestrian walkways, and utilization of low-intensity safety and way finding lighting while maintaining compatibility with the existing neighborhood. Drought tolerant landscaping is proposed within the setbacks along all three streets and the neighboring property to the south through the use of trees, ground cover, planter areas and vines. Paved walkways create identifiable pedestrian paths from each unit to the public street while the driveway will consist of enhanced paving. In addition, the project has been conditioned to construct a 6-foot wall adjacent to neighboring residential properties if one does not already exist.

Sustainability features will be achieved through design and equipment. The project will incorporate passive cooling through the use of operable windows and terrace doors. The project will also provide indoor/outdoor spaces in the form of terraces, thus taking advantage of natural light and ventilation. Lastly, the project will be required by the provisions of the Los Angeles Green Building Code to install: energy efficient appliances and equipment, high efficiency plumbing fixtures and water conservation landscaping systems.

In addition to compliance with the City's applicable Plans and Policies, the applicant met with Urban Design Studio staff who found the proposed project to be acceptable. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

A mix of multi-family development makes up the general character of the surrounding neighborhood. Properties within a 500-foot radius of the project site to the north, south, east and west are developed with multi-family residential uses in the RD2-1VL, RD1.5-1VL and R3-1VL zones. To the far north, along Sunset Avenue, are auto related and retail uses in the [Q]C2-1VL zone.

The project site, consisting of ~~15,260~~ 15,164 square feet of land, is currently improved with a duplex and fourplex to be demolished as part of implementation of the proposed project. The proposed project is considered an infill development in a neighborhood that has a mix of multi-family residential uses. The proposed

project is consistent with the density and height district limitations of the R3-1VL Zone.

The site features a moderate upslope from Coronado Street to Merwin Street (to the southwest) and is located in a designated hillside area, but is not located in a landslide or liquefaction area. The site is located within 0.73 kilometers of the Upper Elysian Park Fault and has been conditioned to conform to the California Building Code seismic standards as approved by the Department of Building and Safety. The proposed project will be designed with conventional foundations bearing on competent bedrock with an option for caissons and grade beam foundations if bedrock is found to be too deep for conventional foundations. Additionally, a soils report for the proposed project was approved by the Department of Building and Safety, Grading Division on May 6, 2014. The Soils Report Approval letter contains conditions to be complied with during site development. As conditioned, the site will be physically suitable for the proposed type of development.

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

Adjacent land uses consist of multi-family residential uses in the RD2-1VL, RD1.5-1VL and R3-1VL zones with auto related and retail uses in the [Q]C2-1VL zone to the far north, along Sunset Avenue. The project site is currently developed with a duplex and fourplex to be demolished. The project proposes the development of ~~eleven (11)~~ ten (10) dwellings although the applicant is permitted to construct ~~nineteen (19)~~ eighteen (18) residential condominiums or apartment units by-right per the R3 Zone. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Small Lot Ordinance No. 176,354. Therefore, the site 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, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. The Department of Fish and Wildlife has recommended that the tract approval be contingent upon conditions regarding nesting native birds (Condition Nos. CM12-CM17). On July 30, 2014, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2014-1466-MND. 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. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Department of City



Planning located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

- (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. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

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

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

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 72898-SL.

Michael J. LoGrande  
Advisory Agency

JAE H. KIM  
Deputy Advisory Agency

JK:SMP:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213 482-7077

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

**Forms are also available on-line at <http://cityplanning.lacity.org/>.**

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

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