November 21, 2014

Brian Gelt
Canfield Development Inc.
10474 Santa Monica Blvd., Suite 402
Los Angeles, CA 90025

RE: Vesting Tentative Tract Map No.: 72385-SL
Related Case: ZA 2013-2241(ZV)(ZAA)
Address: 816-828 June Street
Community Plan: Hollywood
Zone: RD1.5-1XL
Council District: 4
CEQA No.: ENV-2013-2240-MND

LETTER OF CLARIFICATION

On July 31, 2014, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Mitigated Negative Declaration ENV-2013-2240-MND as the environmental clearance and approved Vesting Tentative Tract No. 72385-SL, located at 816 - 828 North June Street, for a maximum 10 Small Lot Subdivision parcels.

On November 13, 2014, the applicant submitted a request for a Letter of Clarification pertaining to the height of walls and fences in the side and future front yards. Since the initial project was first submitted, the intent was always to have a six-foot high fence along the initial side and rear lot lines and to have an eight-foot high gate/wall across the central garage courtyard. The gates and fences were shown on the subdivision map as well as the architectural renderings submitted as part of Zoning Administrator case. However, it has been brought to my attention that once the Vesting Tentative Tract Map records, the current side lot lines will become front yard lot lines for the new subdivision which then triggers a reduced height limit of 42-inches for walls and gates making the six foot wall and eight-foot gate non-compliant. The six-foot perimeter fence/wall and eight-foot high courtyard gates are essential components of the project and were always considered a part of the project. These walls and gates will provide both privacy and security for the new homeowners.
As the Zoning Administrator on the project I have reviewed the request and have determined that the intent was always to permit the six-foot fence/walls and eight-foot gate as submitted but the decision letters failed to acknowledge that once the map recorded the "side" yard would become the "front" yard thereby triggering different height requirements. There was no intent to create a non-complying situation but simply to approve the fence/wall as submitted. This letter serves to clarify that the Zoning Administrator and the Deputy Advisory Agency reviewed the request and finds that the fence/wall as well as the gate was considered and approved as such in the original determinations.

All other Conditions of Approval for Vesting Tentative Tract Map No. 72385-SL shall remain the same as stated in the map approval.

JIM TOKUNAGA
Associate Zoning Administrator
(213) 978-1307

JT:jjq
Decision Date: July 31, 2014

Appeal Period Ends: August 11, 2014

Brian Gelt
10474 Santa Monica Blvd., Suite 402
Los Angeles, CA 90025

Case No: VTT-72385-SL
816-828 June Street
Hollywood Community Plan Area
Neighborhood Council: Greater Wilshire
Zone: RD1.5-1XL
D. M.: 141B185
C. D.: 4
CEQA: ENV-2013-2240-MND
Legal Description: Lot 40, Tract 4427

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Mitigated Negative Declaration ENV-2013-2240-MND as the environmental clearance and approved Vesting Tentative Tract No. 72385-SL, located at 816-828 North June Street, for a maximum 10 Small Lot Subdivision Parcels, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated December 13, 2013 in the Hollywood Community Plan. This unit density is based on the RD1.5-1XL 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.) The Advisory Agency’s approval is subject to the following conditions:

NOTE(S) 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.

The approved Small Lot Subdivision is not vested to the provisions of Section 12.22-C.27 until a final map is recorded. Building permit applications prior to the recordation of a final map must comply with all of the provisions of the LAMC including but not limited to setbacks, access width, open space, and passageway unless the Planning Department has granted approval of deviations from the provisions of said LAMC Section.
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 No. 176354" satisfactory to the City Engineer.

3. That if necessary public sanitary sewer easements 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 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.

6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

   a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

   b. Provide a copy of ZA case, ZA-2013-2241-ZV-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.

   c. Show all street dedication 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. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.

   d. The submitted Map does not comply with the required front yard along June Street as per required of the RD1.5-1XL Zone. Revise the Map and the Setback Matrix to show compliance with the front yard requirement (15 ft. for the RD1.5 Zone) for Lots 1 and 10 or obtain approval from the
Department of City Planning for setback less than 15 ft.

e. 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 if the easement is not shown on the final map.

Notes:

The project is within a Height District of 1XL which restricts the building height to a maximum of 30 ft. high.

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.

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

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

8. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

9. That 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:

a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
b. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.

c. Access for Fire Department apparatus and personnel to and into all structures shall be required.

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. Submit plot plans indicating access road and turning area for Fire Department approval.

f. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

g. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

h. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

j. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

l. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

m. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

n. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
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.

LOS ANGELES UNIFIED SCHOOL DISTRICT

10. That prior to the issuance of any demolition or grading permit or any other permit allowing the site preparation and/or construction activities on the site, satisfactory arrangement shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated February 12, 2014, attached to the Tract file. The project site is located on the pedestrian and bus route for students attending Bancroft Middle School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrian/motorist with the LAUSD Transportation Brach, phone no. (213) 580-2976, and the principal or designees of Bancroft Middle School. (This condition may be cleared by written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced school and to the satisfaction of the Advisory Agency).

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 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).)

12. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:

   a. Install new fire hydrant (1-2 ½” x 4”) on the east side of June Street, N/O of Warning Avenue.

   b. Arrange for the Department of Water and Power to install Meters.

   c. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for a minimum pressure range of 30 to 45 psi at the building pad elevation.

BUREAU OF SANITATION

13. 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

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 Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

DEPARTMENT OF RECREATION AND PARKS

15. That the Quimby fee be based on the RD1.5 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

16. Prior to the issuance of a grading permit, a plot plan be 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 and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Street Tree Division standard.

The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desired trees on the site and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency.

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

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 10 lots.

b. Provide a minimum of 2 off-street parking spaces per dwelling unit.
c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

e. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

f. Upon the effective date of this conditional approval, 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.

g. That applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better order to reduce the effects of diminished air quality on the occupants of the project.

h. That 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.

SMALL LOT SUBDIVISION

18. Small Lot Matrix. – Note to City Zoning Engineer and Plan Check. Pursuant to Ordinance Number 176354 (Small Lot Subdivisions) and Section 17.53 J (Minor Deviations) of the Los Angeles Municipal Code, the Advisory Agency has approved the following variation from the Los Angeles Municipal Code as it applies to this subdivision and proposed development on the subject site:
a. 

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<thead>
<tr>
<th>Lot</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yards</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>11'-0&quot;</td>
<td>10'-0&quot;</td>
<td>14'-0&quot; West; 0'-0&quot; East</td>
</tr>
<tr>
<td>2</td>
<td>8'-0&quot;</td>
<td>16'-0&quot;</td>
<td>0'-0&quot; West; 0'-0&quot; East</td>
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<tr>
<td>3</td>
<td>8'-0&quot;</td>
<td>16'-0&quot;</td>
<td>0'-0&quot; West; 0'-0&quot; East</td>
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<tr>
<td>4</td>
<td>9'-0&quot;</td>
<td>18'-0&quot;</td>
<td>0'-0&quot; West; 0'-0&quot; East</td>
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<tr>
<td>5</td>
<td>15'-0&quot;</td>
<td>0'-0&quot;</td>
<td>0'-0&quot; West; 6'-0&quot; East</td>
</tr>
<tr>
<td>6</td>
<td>15'-0&quot;</td>
<td>0'-0&quot;</td>
<td>0'-0&quot; West; 6'-0&quot; East</td>
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<td>11'-0&quot;</td>
<td>10'-0&quot;</td>
<td>15'-0&quot; West; 0'-0&quot; East</td>
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</tbody>
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b. Approved Variation:

The access driveway to the subject subdivision is allowed at a width of 16-feet at the entrance.

c. The driveway area shall have adequate bearing capacity of at least 42,000 lbs. for on-site trash pickup truck.

d. 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.

19. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Zone Variance and Zoning Administrator Adjustment shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2013-2241-ZV-ZAA is not approved, the subdivider shall submit a tract modification.

20. That prior to the recordation of the final map, the subdivider shall provide a recorded Covenant and Agreement of a signed agreement/contract with the Bureau of Sanitation to serve the building with on-site trash pick-up. Under no circumstances during the life of the development individual trash bins be placed along June Street for trash pick-up, otherwise property owners of the subject project shall be subject to applicable fines by the city thereafter.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES
DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

21. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 20, 21 and SF-2 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, and post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

22. Prior to the recordation of the final map, the subdivider will 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. All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.

MM-3. All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

MM-4. All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

MM-5. The proposed facility shall be designed with noise-attenuating features (physical as well as operational) by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.
MM-6. 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).

MM-7. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:


MM-10. Drip/microspray/subsurface irrigation where appropriate.

MM-11. Minimum irrigation system distribution uniformity of 75 percent.


MM-13. Use of landscape contouring to minimize precipitation runoff.

MM-14. 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-15. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

MM-16. 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.

MM-17. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

MM-18. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

MM-19. 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-20. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

MM-21. 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.

MM-22. 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.

MM-23. (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

MM-24. 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.

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 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.

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public.
- The sign must be sturdily attached to a wooden post if it will be free-standing.
- 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.

- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The 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-4 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-5 All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-6 All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8 Trucks having no current hauling activity shall not idle but be turned off.

CM-9 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-10 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-11 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-12 All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
CM-13 All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-14 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-15 Trucks having no current hauling activity shall not idle but be turned off.

CM-16 Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

CM-17 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.

CM-18 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.

CM-19 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.

CM-20 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

CM-21 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-22 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-23 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-24 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-25 (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
CM-26 (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

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 of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. 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 Los Angeles Municipal Code (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 Traffic 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) No street lighting requirement.

Notes:
The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.
Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(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 planting's 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) 847-3077) 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

1. Improve June Street adjoining the subdivision by the construction of the following:

   (I) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway, consistent with existing improvements along the sidewalk on June Street.

   (II) Any necessary removal and reconstruction of existing improvements.

   (III) The necessary transitions to join the existing improvement.

(j) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

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

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. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval. 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 Los Angeles Municipal Code (LAMC).

The final map must be recorded 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)

Planning Department Staff issued Mitigated Negative Declaration ENV-2013-2240-MND on February 26, 2014. Planning Staff found that potential negative impact could occur from the project's implementation due to:

- additional demand on the City's drainage system.
- increasing demand on available water resources.
- additional demand for on-street parking.
- existing ambient air pollution levels.
- noise from the site.
- mobile noise.
- generate greenhouse gases.
- added demand on the City's waste disposal system.
- consumption of non-renewable energy resources.
- degradation of existing visual character surroundings.
- Impact existing air quality standards.
- Release of hazardous material in the environment.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2013-2240-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 No(s). 19, 20, 21 and SF-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), 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 19.

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

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 72385-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 Hollywood Community Plan designates the project site Low Medium II Residential with a corresponding RD1.5-1XL zone. The General Plan land use designation allows residential uses. The proposed development is permitted by both the zone and the General Plan. Thus, the Tentative Tract Map is consistent with the applicable policies of the Hollywood Community Plan. The project is not in a Specific Plan area.

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

The adopted Hollywood Plan designates the subject property for Low Medium II Residential land use with the corresponding zone of RD1.5-1XL. The property contains approximately 0.44 net acres (19,070 net square feet after required dedication). The proposed development of ten (10) Small Lot parcels is allowable under the current adopted zone and the land use designation.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

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

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

The site is a level, rectangular-shaped, interior lot. Located in an urban residential neighborhood.

The project's engineer certifies that the subject site is not located within any flood hazard, special hazard, hillside, or mud-porn area. As such, the site is physically suitable for the proposed development.

(d) THE STREET IS NOT SUITABLE TO BE WIDENING.

June Street is a local street, in the Hollywood Community Plan. Though the street is zoned RD1.5 and has a number of multiple dwelling units, however, the street is fairly stable and has seen very little new construction. The majority residences in the area are improved with duplexes and single family dwellings.

June Street is not a contiguous street. The street terminates on a "T" intersection at June Street and Willoughby Avenue, approximately 350 feet north of the site. Whereas the properties on the next block, just south of the site, are zoned R1 with single family dwelling uses.

June Street serves primarily residential traffic, any significant north/south traffic
typically travels along Highland Avenue, Wilcox or Cahuenga. Given the general character of the neighborhood, the low traffic count and the stability of the area, it does not appear likely that June Street would be widened to any significant level anytime soon, as such the Bureau of Engineering's request to widening the street seems unnecessary.

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

The site is one of the few under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. As such, the site appears to be suitable for the proposed development. The department of Building and Safety, Grading Division has indicated that no soils report is required to date.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Games (AB 3158).

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

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

(i) 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)

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.

2) 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.

3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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

5) 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 No. 72385-SL.

Michael J. LoGrande
Advisory Agency

JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

MJL: JCRN:DW
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 City 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                      Marvin Braude San Fernando
201 North Figueroa Street           Valley Constituent Service Center
4th Floor                           6262 Van Nuys Boulevard, Room 251
Los Angeles, CA 90012               Van Nuys, CA 91401
(213) 482-7077                      (818) 374-5050

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

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City’s decision becomes final.

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