

DEPARTMENT OF
CITY PLANNING

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

CITY PLANNING COMMISSION

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COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

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

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

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

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

December 20, 2013

Fausto Martin and Veronica Martin (O)
813 Adelita Street
Montebello, CA 90640

Kevin Wronske (A)(R)
The Heyday Partnership
1313 Palmetto Street
Los Angeles, CA 90013

RE: Vesting Tentative Tract Map No.: 71872-SL
Address: 2722-2730 North Auburn Street
Community Plan: Hollywood
Zone: RD1.5-1XL
Council District: 4
CEQA No.: ENV-2012-1011-MND

LETTER OF CLARIFICATION

On November 15, 2012, in accordance with the provisions of Section 17.03 of the Los Angeles Municipal Code and Ordinance No. 176,534, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map 71872-SL for a maximum 7 single-family lots in accordance with the Small Lot Ordinance, located at 2722-2730 North Auburn Street. The Applicant is herein seeking a clarification to allow for the development of 6 small lot single-family lots. No changes to the massing, height, yard setbacks and building footprint will result from the reduction of dwelling units, as Lots 1 and 2 are being merged into one.

In accordance with the Los Angeles Municipal Code Section 17:03, I hereby:

REVISE the grant clause to read as follows:

The Advisory Agency approved Vesting Tentative Tract Map No. 71872, located at 2722-2730 North Auburn Street in the Hollywood Community Plan for a maximum **7 6 single-family lots** in accordance with the Small Lot Subdivision as shown on map stamp-dated August 8, 2012 and referenced in Exhibit "A" (attached). This unit density is based on the RD1.5-1XL Zone.

REVISE Condition No. 16 a. to read as follows:

- a. Limit the proposed development to a maximum of seven ~~six~~ units on seven ~~six~~ small lots.

ADD Condition No. 16 g.:

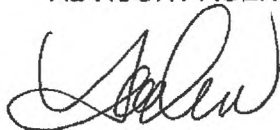
- a. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

Setbacks			
Lot No.	Front	Rear	Side
1	10'-0" W	0' E	5'-0" N / 0' S
2	5'-0" S	5'-0" N	0' W / 0' E
3	5'-0" S	5'-0" N	0' W / 0' E
4	5'-0" S	5'-0" N	0' W / 0' E
5	5'-0" S	5'-0" N	0' W / 0' E
6	5'-0" S	5'-0" N	0' W / 0' E

All other findings and conditions remain unchanged.

Michael J. LoGrande
ADVISORY AGENCY



JAE KIM
Deputy Advisory Agency

JK:TLI:jq

AUBURN
2722 N. AUBURN ST.
LOS ANGELES, CA 90009



SIX SINGLE FAMILY DWELLINGS
PER SMALL LOT ORDINANCE #176354

Hayday

www.hayday-ca.com
ARCHITECT: JILL CUFFINBERG LLC
1217 PLYMOUTH ST.
SAN ANGELES, CA 90011
Phone: 310.791.0000
F: 310.388.0561

CONTRACTOR: HENRY DEVELOPMENT CORP.
1217 PLYMOUTH ST.
SAN ANGELES, CA 90011
Office: 310.791.0000
F: 310.388.0561

ENGINEER: JILL CUFFINBERG LLC
1217 PLYMOUTH ST.
SAN ANGELES, CA 90011
Phone: 310.791.0000
F: 310.388.0561

MECHANICAL: TRIPLE M ETC. CORP.
720 3rd Street
San Antonio, TX 78215
Phone: 214.343.8222
F: 214.343.8222

ELECTRICAL: HENRY DEVELOPMENT CORP.
1217 PLYMOUTH ST.
SAN ANGELES, CA 90011
Phone: 310.791.0000
F: 310.388.0561

Revisions:		
#	Date	Remarks
1	08.11.15	PC SUBMITTAL
2	08.21.15	Revised drawing according to

Date: 08.08.2015

Proj: P-1.0 - SITE PLAN.DWG

Scale: 1/8"=1'-0"

Sheet Title: SITE PLAN

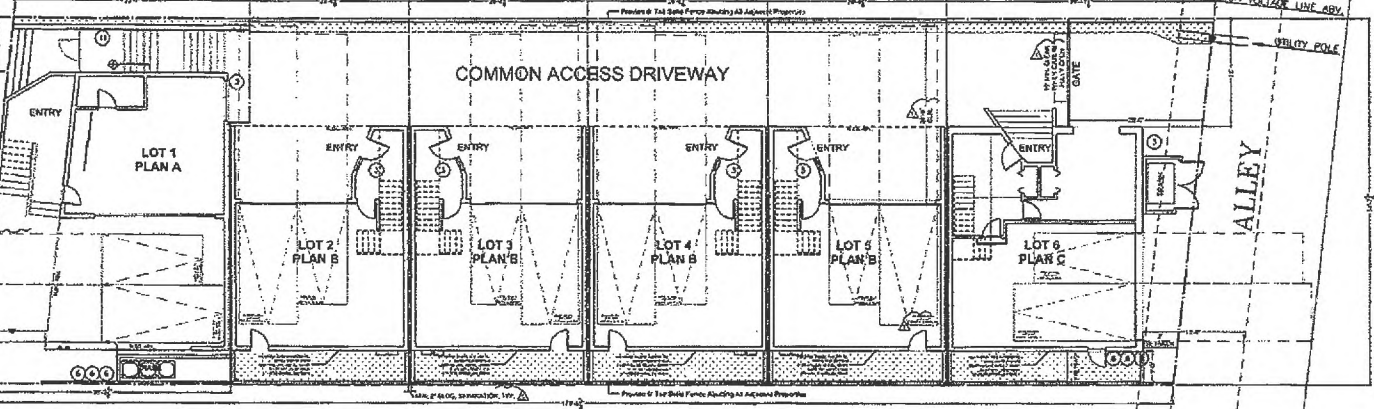
Sheet Number: A1.0

ADJACENT STRUCTURE / NOT A PART

COMMON ACCESS DRIVEWAY

AUBURN STREET

5' PARKWAY
5' SIDEWALK



ADJACENT STRUCTURE NOT A PART

ADJACENT STRUCTURE NOT A PART

EXHIBIT A

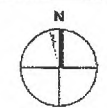
revised

NOTES:

1. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PLAN SHEET.
2. ALL NOTES SHALL BE REVISIONS TO THE PLAN SHEET.
3. ALL NOTES SHALL BE REVISIONS TO THE PLAN SHEET.
4. ALL NOTES SHALL BE REVISIONS TO THE PLAN SHEET.
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10. ALL NOTES SHALL BE REVISIONS TO THE PLAN SHEET.
11. ALL NOTES SHALL BE REVISIONS TO THE PLAN SHEET.

KEY NOTES:

1. Cable TV
2. Phone
3. Electric Meter (EM)
4. Air Conditioning (AC)
5. Water Meter
6. Gas Meter
7. Trash Meter
8. Side
9. (A.S.D. Key Switch (K.S.))
10. Gas Shut Off Valve
11. Utility



- Submittal
- Plan's Line
- Original Above
- As-Is Per T&E Records
- Excavated (Hatched)
- Proposed (Dotted)
- Proposed (Dashed)
- Proposed (Cross-hatched)

SCALE: 1" = 20'

SHEET 3 OF 3 SHEETS

LEGEND:

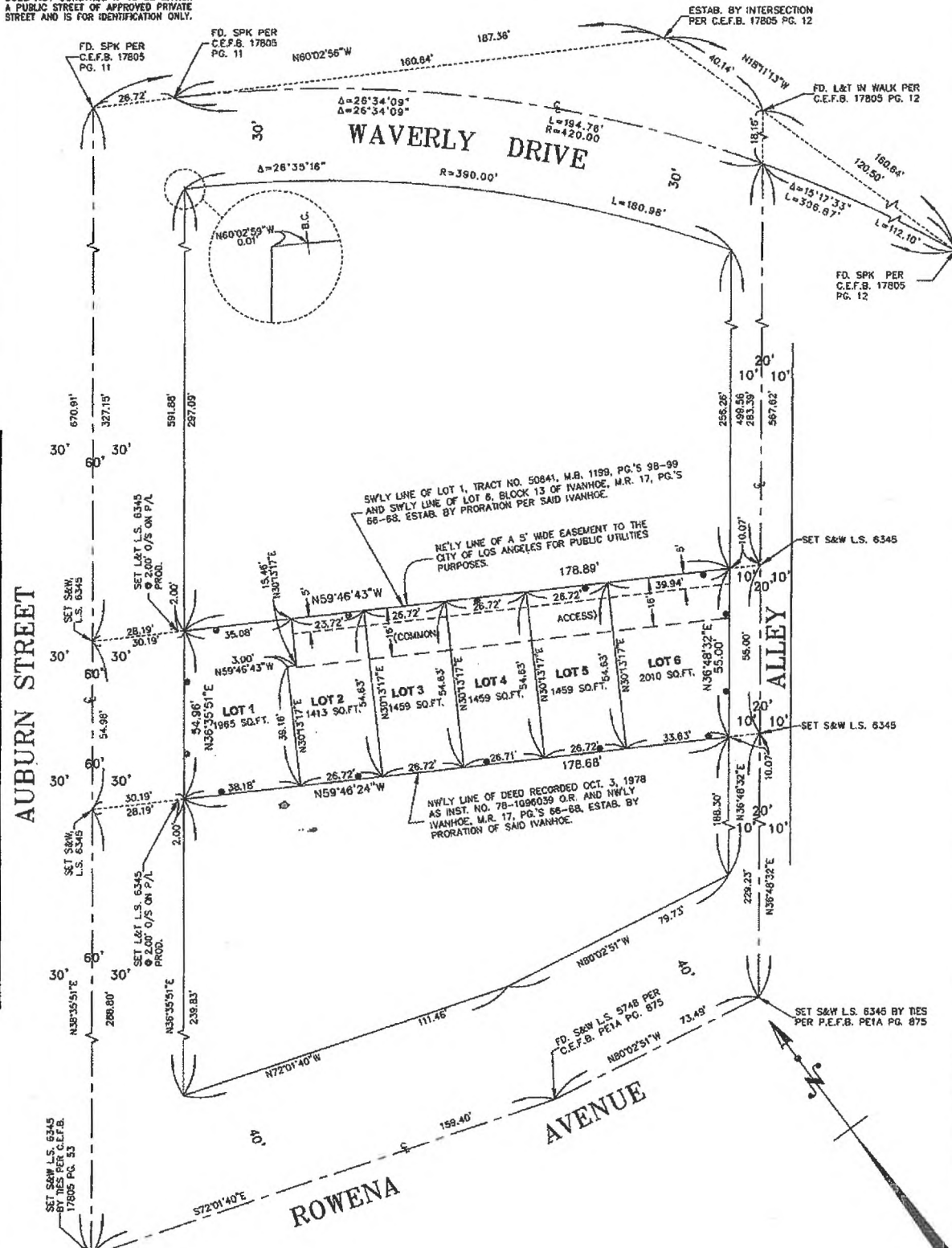
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTE:
THIS MAP IS BEING RECOVERED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354

THE NAMING OF THE COMMON ACCESS DOES NOT CONSTITUTE IT TO BE EITHER A PUBLIC STREET OR IDENTIFIED PRIVATE STREET AND IS FOR IDENTIFICATION ONLY.

TRACT NO. 71872

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



"FIGURE 2"

DEPARTMENT OF
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200 N. SPRING STREET, ROOM 525
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GEORGE HOVAGLIUMIAN
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DANA M. PERLMAN
BARBARA ROMERO
VACANT
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
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DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: November 15, 2012

Appeal Period Ends: November 26, 2012

Fausto Martin and Veronica Martin (O)
813 Adelita Street
Montebello, CA 90640

Kevin Wronske (A)(R)
The Heyday Partnership
1313 Palmetto Street
Los Angeles, CA 90013

Gentry Surveying Company (E)
255 East Easy Street, Unit B
Simi Valley, CA 93065

RE: Vesting Tentative Tract Map No.: 71872-SL
Address: 2722-2730 North Auburn Street
Community Plan: Hollywood
Zone: RD1.5-1XL
Council District: 4
CEQA No.: ENV-2012-1011-MND

In accordance with provisions of L.A.M.C. Section 17.03 and Ordinance No. 176,354, the Advisory Agency approved Vesting Tentative Tract Map No. 71872, located at 2722-2730 North Auburn Street in the Hollywood Community Plan for a maximum **7 single-family lots** in accordance with the Small Lot Subdivision as shown on map stamp-dated August 8, 2012. 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.) For an appointment with the Subdivision Counter call (213) 978-1362. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That if this tract map is approved as a small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
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.
3. That if the 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 common access driveways
5. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
6. That any fee deficit under Work Order EXT00463 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. 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 31, 2012, Log No. 77054 and attached to the case file for Vesting Tract No. 71872.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. 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 affidavit AF 92-68348-MBS. Show compliance with all the conditions/requirements of the above affidavit as applicable.
 - c. Provide a copy of Case No. ZA-2012-1010(ZAA)(ZV). Show compliance with all the conditions/requirements of the ZA case as applicable.
 - d. Show all street dedications 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 requirements shall be

required to comply with current code as measured from new property lines after dedications.

- e. The submitted Map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the RD1.5 Zone (minimum 10,500 sq. ft. including the area of half the alley for 7 lots in the RD1.5 Zone). Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- f. The submitted Map does not comply with the required 15 ft. front yard setback for Lot 1 fronting Auburn Street in the RD1.5-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- g. Provide and maintain a minimum 20 ft. wide access strip all the way to the public street to provide frontage for Lots 3, 4, 5, and 6. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning. Label the common access for driveway and egress/ingress purposes on Final Map.
- h. Label the backup spaces for all parking spaces to comply with the current Zoning Code requirement. 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.

Notes:

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Building plans shall comply with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the property lines. 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.

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

9. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to comply with the following:

- a. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the 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. For an appointment call (213) 482-7024.
- b. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.

FIRE DEPARTMENT

10. That prior to recordation of the final map, satisfactory arrangements shall be made with the Fire Department to assure: (MM)
 - a. 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.
 - b. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. 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.
 - e. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - f. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - g. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
 - h. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- i. 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.
- j. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- k. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
- l. 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) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System 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

12. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

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 LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF RECREATION AND PARKS

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of seven units on seven small lots.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - f. Access to lots 3, 4, 5, and 6 shall be permitted from a 5-foot width in lieu of the required 20-foot access strip feet.
17. 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.
18. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA-2012-1010(ZV)(ZAA) shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA-2012-1010(ZV)(ZAA) is not approved, the subdivider shall submit a tract modification.
19. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and

the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

20. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 10, 15, 20, 21, and 22 of the Tract' 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, and post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
21. 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. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
 - MM-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. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).

- MM-7. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report approval letter dated May 31, 2012 for the proposed project, and as it may be subsequently amended or modified.
- MM-8. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-9. 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.
- MM-10. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- MM-11. Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at <http://www.swrcb.ca.gov/rwqcb4/>)
- MM-12. Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-13. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.

- MM-14. Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-15. Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-16. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-17. Preserve riparian areas and wetlands.
- MM-18. Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-19. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-20. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- MM-21. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- MM-22. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-23. Legibility of stencils and signs must be maintained.
- MM-24. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-25. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-26. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

- MM-27. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions
- MM-28. Cut-and-fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- MM-29. The proposed project would permit intensities and or densities exceeding those permitted by the existing Hollywood District Plan. However, the applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).
- MM-30. Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.
- MM-31. Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
- MM-32. 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.
- MM-33. 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-34. 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-35. 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 plant materials.
- f. Use of landscape contouring to minimize precipitation runoff.

MM-36. Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:

- 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-37 Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

MM-38. 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-39. 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-40. 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-41. 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.
22. 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. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS." Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
- CM-2. 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-3. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- 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. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Trucks having no current hauling activity shall not idle but be turned off.
- CM-7. 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-8. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- CM-9. 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-10. 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-11. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-13. The developer and contractors shall maintain ongoing contact with administrator of Ivanhoe Elementary School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM14. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- CM15. 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-16. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over the entire tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

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

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213) 485-5675 upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) Improve Auburn Street adjoining the subdivision by the construction of the following:
 - (1) Concrete curb, concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete the 20-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
- (j) Improve the alley adjoining the subdivision by the construction of a new 20-foot wide alley including a 2-foot wide concrete longitudinal concrete gutter, together with any necessary removal and reconstruction of existing improvements.
- (k) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the LAMC.

The final map must record within 36-months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

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

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2012-1011-MND on August 2, 2012 with the comment period ending on August 22, 2012. The Department of City Planning found that potential negative impact could occur from the project's implementation due to:

Aesthetics (landscaping, vandalism, light, construction signage);
Air Quality (demolition, grading, construction, stationary);
Geology and Soils (construction, seismic);
Green House Gas Emissions;
Hazards and Hazardous Materials (asbestos, lead paint);
Hydrology and Water Quality (storm water);
Land Use (zoning)
Noise (construction);
Population and Housing (tenant relocation)
Public Services (police, fire, schools, water supplies);
Recreation (parks); and
Utilities (solid waste, water).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2012-1011-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 10, 15, 20, 21, and 22 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources. Furthermore, the project site, as well as the surrounding area are presently developed with residential and commercial 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. 20.

The Advisory Agency hereby finds that modifications to and/or corrections of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

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

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 71872-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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zone of RD1.5-1XL. The property is not located in a Specific Plan area. The property contains approximately 9,900 net square feet.

Small lot subdivisions provide a new housing option which allows people to purchase a house and the lot it sits on, just like they do in a single family neighborhood, rather than a unit in a condominium. Properties zoned RD1.5-1XL may be subdivided into much smaller lots than previously required, while complying with the density requirements established by both zoning and the

General Plan. It is anticipated that the proposed project will reduce the cost of home ownership and generate creative housing solutions.

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 Hollywood Community Plan, a part of the Land Use Element, encourages projects that:

Policy LU.2.17: Provide an adequate supply of rental and ownership housing opportunities for households of all income levels and needs.

The project will provide much needed new home ownership opportunities for the Hollywood Community Plan area in the form of single-family dwellings rather than residential condominiums. The small lot ordinance allows for the creation of fee simple parcels without the need to establish a homeowners association, making the project more attractive to prospective buyers. The ordinance also allows for single-family dwellings to be constructed on smaller parcels of land, making the project more affordable.

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

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

Auburn Street is a local street dedicated to 60-foot width at the project's street frontage. The Bureau of Engineering is requiring improvements adjoining the subdivision to include: concrete curbs, concrete gutters, and 5-foot concrete sidewalks and landscaping of the parkways; suitable surfacing to join the existing pavements and any necessary removal and reconstruction of existing improvements; and the necessary transitions to join the existing improvements in accordance with Local Street Standards.

This project isn't subject to any Specific Plan requirements. The proposed project will provide 14 resident parking spaces in conformance with the L.A.M.C. As conditioned the design and improvements of the proposed project are consistent with the applicable General Plan.

Although, the Small Lot Ordinance allows for a zero-foot side yard setbacks, the project site is subject a 5 to 10-foot setback along Auburn Street and a five-foot separation between the project site and neighboring parcels in conformance with the Small Lot Design Guidelines.

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

The site is currently improved with six residential units within four one-story buildings. All existing buildings will be demolished. The property adjoining the subject site to the north is developed with a condominium development. The surrounding area is also developed with multi-family residential buildings with rental and for-sale units.

The site slopes from north to south, but is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map, subject to control of on-site drainage in a manner acceptable to that Department in accordance with the Grading Regulations, Section 91.3000 of the LAMC.)

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

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

Properties to the north and south along Auburn Street are developed with multi-family rental and condominium developments in the RD1.5-1XL Zone. A similar small lot development is located at the near the intersection of Auburn Street and Waverly Drive. Properties east of the subject site are developed with residential units in the RD1.5-1XL and C4-1D Zone. Directly west of the subject site is Ivanhoe Elementary School which is located in the [Q]PF-1XL Zone. The site is currently improved with six dwelling units. All existing buildings will be demolished.

The project proposes the development of seven single-family, small lot dwellings. The applicant is permitted to construct six residential units by-right on the site. The proposed project will comply with all LAMC Small Lot requirements for parking. The applicant is also seeking Zone Variances and Zoning Administrator Adjustments, under Case No. ZA 2012-1010(ZV)(ZAA), to permit zero open space in lieu of 175 square feet for each unit; a 5-foot wide access from the public street to Lots 3, 4, 5 and 6 in lieu of 20 feet; a lot area of 1,450 square feet for the seventh unit in lieu of a minimum of 1,500 square feet; a 2-inch space between buildings in lieu of a minimum of 10 feet; a 5-foot passageway in lieu of a minimum of 10 feet; a variable 5 to 10-foot front yard setback, in lieu of a minimum of 15 feet; a zero foot side yard setback, in lieu of 6 feet; and a variable 0 to 5-foot rear yard setback, in lieu of a minimum of 15 feet.

The Small Lot Ordinance does not require front, side, rear yards, or passageways. However, a 5-foot setback shall be provided where a lot abuts a lot that is not created pursuant to the subdivision. The Small Lot Ordinance does not contain language which supersedes the requirements of the Zoning Code, prior to the recordation of the final map. Therefore, technically, the provisions of the Small Lot Ordinance do not take effect until after the map is recorded. The

adjustments are needed for early start construction only until the final tract map records.

The proposed project will otherwise comply with all LAMC requirements for parking and yard requirements. As conditioned the proposed tract map of seven small lot single family homes 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 residential structures and do not provide a natural habitat for either fish or wildlife.

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

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

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

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

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

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

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 71872-SL.

Michael J. LoGrande
Advisory Agency



JIM TOKUNAGA
Deputy Advisory Agency

JT:JT:jq

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

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

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

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

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

If you have any questions, please call Subdivision staff at (213) 978-1362.