



Application

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission, City Planning Commission, City Council, Director of Planning

Regarding Case Number: TT-72725-CN-1A / Related Case: DIR-2014-2411-SPP / CEQA: ENV-2014-2510-MND

Project Address: 5258 Hermitage Ave. Valley Village, CA 91607

Final Date to Appeal: August 07, 2015

- Type of Appeal: Appeal by Applicant, Appeal by a person, other than the applicant, claiming to be aggrieved, Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): DONNA GOOLEY, (PLEASE SEE ATTACHED PAGES FOR A COMPLETE LIST OF APPELLANTS)

Company:

Mailing Address: 12234 Chandler Blvd # 7

City: Valley Village State: CA Zip: 91607

Telephone: 818.667.4920 E-mail: donna@savevalleyvillage.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company? Self, Other: The neighbors and community of Valley Village

- Is the appeal being filed to support the original applicant's position? Yes, No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable):

Company:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: 1, 2, 10, 11, 12, MM-4 - MM-11, MM-13, MM-33 - MM-35, 13, CM-1, C-1, S-3

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Donna Madley Date: AUGUST 5, 2015

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- Original Applicants must pay mailing fees to BTC and submit a copy of receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered original applicants and must provide noticing per LAMC 12.26 K.7.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. (CA Public Resources Code § 21151 (c)). CEQA Section 21151 (c) appeals must be filed within the next 5 meeting days of the City Council.

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89 (\$106.80)</u>	Reviewed & Accepted by (DSC Planner): <u>Dennis Chen</u>	Date: <u>8/7/15</u>
Receipt No: <u>0202245258</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801
(213) 978-1300
www.planning.lacity.org

Determination Mailing Date: JUL 28 2015

CASE: TT-72725-CN-1A
Related Case: DIR-2014-2411-SPP
CEQA: ENV-2014-2510-MND

Location: 5258 North Hermitage Avenue
Council District: 2
Plan Area: North Hollywood-Valley Village
Zone: [Q]R3-1

Applicant: Joe Salem
Representative: Thomas Lacobellis

Appellant: Jennifer Getz

At its meeting on **July 9, 2015**, the following action was taken by the South Valley Area Planning Commission:

1. Sustained the Findings and Conditions of the Deputy Advisory Agency.
2. Denied the appeal.
3. Adopted ENV-2014-2510-MND.

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

This action was taken by the following vote:

Moved: Commissioner Dierking
Seconded: Commissioner Beatty
Ayes: Commissioner Mather
Absent: Commissioners Cochran and Kim

Vote: 3 - 0


Rhonda Ketay, Commission Executive Assistant I
South Valley Area Planning Commission

Effective Date/Appeals: This action of the South Valley Area Planning Commission will be final within 10 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

Final Appeal Date: AUG 07 2015

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

Attachments: Deputy Advisory Agency's Determination Letter dated June 12, 2015

cc: Notification List
Nelson R. Rodriguez

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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INFORMATION
www.planning.lacity.org

Decision Date: June 12, 2015

Appeal End Date: June 22, 2015

Joe Salem (O/A)
20555 Superior Street
Chatsworth CA 91311

Thomas Iacobellis (R)
Iacobellis & Associates
11145 Tampa Avenue, Suite 15-B
Northridge, CA 91326

RE: Tentative Tract No. 72725-CN
Related Case: DIR-2014-2411-SPP
5258 Hermitage Avenue.
North Hollywood-Valley Village
Community Plan
Zone : [Q]R3-1
D.M. :171-B-165
C.D. : 2
CEQA : ENV-2014-2510-MND
Legal Description: Lot 39, Tract 9237

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), **the Advisory Agency adopted Mitigated Negative Declaration ENV-2014-2510-MND as the environmental clearance and approved Tentative Tract No. 72725-CN composed of one lot to develop five new condominium units as shown on map stamp-dated September 4, 2014 in the North Hollywood-Valley Village Community Plan.** This unit density is based on the [Q]R3-1 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 Advisory Agency or a City Planner call (818) 374-9903. 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 a 15-foot radius property line return be dedicated at the intersection of Hermitage Avenue and Weddington Street adjoining the tract.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

2. 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 prior to obtaining the Zoning clearance.
 - b. Provide a copy of DIR case DIR-2014-2511-SPP. Show compliance with all the conditions/requirements of the DIR 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.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

3. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

4. 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 a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.
- b. Fire lanes, where required, shall be a minimum of 20 feet in width.
- c. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along the path of travel.
- f. Site plans shall include all overhead utility lines adjacent to the site.
- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6502. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

5. 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 – SPECIFIC CONDITIONS

6. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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

7. 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

8. 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 (LAMC) Section 17.05-N. 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

9. That the Quimby fee be based on the R3 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of five (5) dwelling units.
 - b. Provide a minimum of twelve (12) parking spaces.
 - 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. The applicant shall install an air filtration system to reduce the effects of diminished air quality on occupants of the project.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- f. 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.
- g. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim action or proceeding, 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

- 11. 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 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). 12 and 13 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, post construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.
- 12. 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:

Aesthetics (Landscaping)

- 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.

Aesthetics (Light)

- MM-2 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

Aesthetics (Glare)

- MM-3 The exterior of the proposed building shall be constructed of materials, such as, high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

Air Pollution (Demolition, Grading and Construction Activities)

- MM-4 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.
- MM-5 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.
- MM-6 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.
- MM-7 All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- MM-8 All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- MM-9 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- MM-10 Trucks having no hauling activity shall not idle but be turned off.

Air Quality (Objectionable Odors – Commercial Trash Receptacles)

- MM-11 Open trash receptacles shall be relocated a minimum of 50-feet from the property line of any residential zone or use. Trash receptacles located within an enclosed building shall not be required to observe this minimum buffer.

Air Quality (Objectionable Odors)

- MM-12 No window openings or exhaust vents shall be permitted along the building façade which abuts a residential use or zone.

Tree Removal (Tree Report)

- MM-13 Prior to the issuance of a grading permit or building permit, the applicant shall prepare and submit a Tree Report prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation or replacement of affected trees during grading and construction activities.

Tree Preservation (Grading Activities)

MM-14 "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

Tree Removal (Non-Protected Trees)

MM-15 Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.

MM-16 All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced on a 1:1 ratio with a minimum 24 inch box tree. Net new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

MM-17 Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services.

Tree Removal (Locally-Protected Species)

MM-18 All protected tree removals require approval from the Board of Public Works.

MM-19 A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213) 847-3077, prior to implementation of the Report's recommended measures.

MM-20 A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

MM-21 The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.

- MM-22 Bonding (Tree Survival) – The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced, or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- MM-23 Bonding (Tree Survival Cont.) – The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

Cultural Resources (Archaeological)

- MM-24 If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- a. The services of an archaeologist shall be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
 - d. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 B North State College Boulevard, Fullerton, California, 92834.
 - e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any archaeological reports have been submitted, or a statement indicating that no material was discovered.

- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

Cultural Resources (Paleontological)

MM-25 If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

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

Cultural Resources (Human Remains)

MM-26 In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033: 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After hours, Saturday, Sunday and Holidays).
- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.

- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or:
- f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Discuss and confer means meaningful and timely discussion and careful consideration of the views of each party.

Seismic

MM-27 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

Erosion/Grading/Short-Term Construction Impacts

MM-28 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.

MM-29 Chapter IX, Division 70 of the Los Angeles Municipal Code (LAMC) 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 tarp, plastic sheeting, erosion control fabrics or treated with a biodegradable soil stabilizer.

Geotechnical Report

MM-30 Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building & Safety for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to, ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

Liquefaction

MM-31 Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building & Safety for review and approval. The project shall comply with the Uniform Building Code, Chapter 18, Division 1, Section 1804.5, Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to, ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

MM-32 The project shall comply with the conditions contained within the Department of Building & Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

Increased Noise Levels (Demolition, Grading and Construction Activities)

MM-33 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

MM-34 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

MM-35 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Utilities (Local Water Supplies – Landscaping)

- MM-36 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-37 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; and
 - f. Use of landscape contouring to minimize precipitation runoff.
 - g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 square feet and greater.

Utilities (Local Water Supplies - All New Construction)

- MM-38 If conditions dictate, the Department of Water and Power may postpone new water connections for this project until new water capacity is adequate.
- MM-39 Install high-efficiency toilets (maximum 1.28gpf), including dual-flush water closets, high efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- MM-40 Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- MM-41 A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- MM-42 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 processes equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater systems.)

Utilities (Local Water Supplies – New Residential)

MM-43 Install no more than one shower head per shower stall, having a flow rate no greater than 2.0 gallons per minute.

MM-44 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-45 Install and utilize only high-efficiency Energy Star-rated dish washers 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.

13. **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 All demolition, grading and construction activities shall conform to the following:
- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- g. Trucks having no current hauling activity shall not idle but be turned off.
- CM-2 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-3 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-4 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-5 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-6 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-7 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 (BMP's). 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/>):
- CM-8 Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing $\frac{3}{4}$ 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.
- CM-9 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.
- CM-10 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.

- CM-11 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- CM-12 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.
- CM-13 Preserve riparian areas and wetlands.
- CM-14 Promote natural vegetation by using parking lot islands and other landscaped areas.
- CM-15 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- CM-16 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.
- CM-17 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.
- CM-18 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.
- CM-19 Legibility of stencils and signs must be maintained.
- CM-20 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.
- CM-21 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- CM-22 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- CM-23 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 BMP's in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

- CM-24 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- CM-25 Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- CM-26 Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways: (i) Hybrid Lot – parking stalls utilize permeable materials such as, crushed aggregate, aisles are constructed of conventional materials such as asphalt; (ii) Parking Grove – is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- CM-27 Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
- CM-28 Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- CM-29 Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
- CM-30 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.
- CM-31 Layer building architectural features to emphasize certain features of the building such as entries, corners, and organization of units.
- CM-32 Add architectural details to enhance scale and interest on the building façade by breaking it up into distinct planes that are offset from the main building façade.
- CM-33 Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.
- CM-34 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-35 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-36 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels
- CM-37 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices
- CM-38 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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 Los Angeles Municipal Code (LAMC) 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.
- C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code (LAMC) and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 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 permit. 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. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40-G LAMC.)
- c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building. Such letter is sufficient to clear this condition.

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 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.

Construct one (1) new light on Hermitage Avenue and one (1) new light on Weddington Street.

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 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) Improve the intersection of Hermitage Avenue and Weddington Street adjoining the tract by the construction of an additional concrete sidewalk within the corner cut area being dedicated including any necessary removal and reconstruction of the existing improvements 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.

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.

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)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration No. ENV 2014-2510-MND on November 13, 2014. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-2510-MND reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Aesthetics (landscaping, light and glare);
- Air Quality (construction, odors)
- Biology (tree removal);
- Cultural Resources (archaeological, paleontological, human remains);
- Geology (seismic, liquefaction, construction);

- Noise (construction);
- Utilities (water);

The Advisory Agency, to mitigate the above impacts, required Condition Nos. 11, 12, and 13, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts 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 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 Game fees (AB 3158).

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. 11.

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 Tentative Tract No. 72725-CN, 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 North Hollywood-Valley Village Community Plan designates the subject property Medium Residential with the corresponding zone of R3. The project site contains 7,575 net square-feet and is zoned [Q]R3-1. The Q Condition limits the density of development to one dwelling unit for every 1,200 square feet of land area in the project site. The proposed five condominiums are consistent with the Q Condition, the R3 zone and are therefore consistent with the General Plan.

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

The adopted North Hollywood-Valley Village Community Plan designates the subject property Medium Residential with the corresponding zone of R3. The

property contains 7,575 net square feet and is zoned [Q]R3 with the Q Condition limiting the density of development to one dwelling unit for every 1,200 square feet of land area in the project site. The proposed development of five residential condominiums is allowed and below the maximum density allowed under the current adopted zone, Q limitation, and the land use designation.

At its meeting of April, 9, 2015, the South Valley Area Planning Commission took the following action to deny the appeal for Case No. DIR-2014-2511-SPP-1A and sustain the entire Determination of the Director of Planning by approving a Project Permit Compliance for the Valley Village Specific Plan. The case was appealed because the appellant believed the existing structures, erected in the 1940's, are historically significant. The Commission denied this appeal because the structures are not designated as a historic resource or a historical/cultural monument, and therefore the project does not meet the threshold of possible negative impact for this provision of CEQA.

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).

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 one of a few under improved properties in the vicinity. The development of this tract is an infill of an otherwise multi-family residential neighborhood. As such, the site is physically suitable for the proposed condominium type of development.

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

The site is one of the few under improved properties in the area. The development of this tract is an infill of an otherwise multi-family residential neighborhood zoned R3 between Chandler Boulevard on the north and Magnolia Boulevard on the south. As such, the site is physically suitable for the proposed density of development.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

(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 Initial Study prepared for the project identifies a potential adverse impact on fish or wildlife resources as far as plant life is concerned.

However, measures are required as part of this approval, which will mitigate the above mentioned impact to a less than significant level.

Furthermore, the project site, as well as the surrounding area is presently developed with structures and does 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 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 is currently being 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)

- 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 Tentative Tract No. 72725-CN.

MICHAEL J. LOGRANDE
Director of Planning



Marc Woersching
Deputy Advisory Agency

MJL:JF:MW:NR:mkc

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
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

***Please note the cashiers at the public counters close at 3:30 PM.**

Forms are also available on-line at www.planning.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.

If you have any questions, please call Subdivision staff at (818) 374-9903.

Determination Letter
TT-72725-CN-1A
Mailing Date: 7/28/15

Council District2
City Hall, Room 435
Mail Stop 202

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Regarding Case Number: TT-72725-CN-1A / Related Case: DIR-2014-2411-SPP / CEQA: ENV-2014-2510-MND

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Name: Jed Fuchs
Appellant Signature: [Signature] Date: 8/5/15

Appellant Name: RYAN MOORE
Appellant Signature: [Signature] Date: August 5, 2015

Appellant Name: SUSANN E. JARVIS
Appellant Signature: [Signature] Date: 5 Aug 2015

Appellant Name: KAREN KAYSING
Appellant Signature: [Signature] Date: AUGUST 5, 2015

Appellant Name: Goran Lukić
Appellant Signature: [Signature] Date: 8/5/15

Appellant Name: JOE PILES
Appellant Signature: [Signature] Date: 8/5/15

Appellant Name: KRIS BARBERG
Appellant Signature: [Signature] Date: 8/5/15

Appellant Name: Hilary Steinberg
Appellant Signature: [Signature] Date: 8/6/15

Appellant Name: MICHAEL MCCrackEN
Appellant Signature: [Signature] Date: 8/6/15

Regarding Case Number: TT-72725-CN-1A / Related Case: DIR-2014-2411-SPP / CEQA: ENV-2014-2510-MND

i. APPLICANT'S AFFIDAVIT

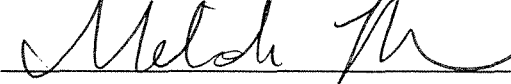
I certify that the statements contained in this application are complete and true:

Appellant Name: DEBRA McElromick

Appellant Signature: 

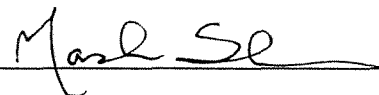
Date: 8/6/15

Appellant Name: Melinda Keenan

Appellant Signature: 

Date: 8/6/15

Appellant Name: MARSHA SLOVIC

Appellant Signature: 

Date: 8/6/15

Appellant Name: Patrick Keenan

Appellant Signature: 

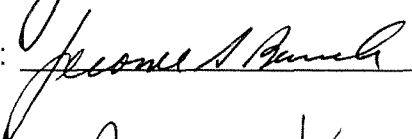
Date: 8/6/15

Appellant Name: JENNIFER GOTE

Appellant Signature: 

Date: 8.6.2015

Appellant Name: JEROME S. BARUCK

Appellant Signature: 

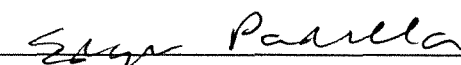
Date: 8/6/15

Appellant Name: Anne Koch

Appellant Signature: 


Date: 8/6/15

Appellant Name: Edgar Padilla

Appellant Signature: 

Date: 8/7/15

Appellant Name: Anakusa Solis

Appellant Signature: 

Date: 8/7/15



SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801
(213) 978-1300
www.planning.lacity.org

Determination Mailing Date: JUL 28 2015

CASE: TT-72725-CN-1A
Related Case: DIR-2014-2411-SPP
CEQA: ENV-2014-2510-MND

Location: 5258 North Hermitage Avenue
Council District: 2
Plan Area: North Hollywood-Valley Village
Zone: [Q]R3-1

Applicant: Joe Salem
Representative: Thomas Lacobellis

Appellant: Jennifer Getz

At its meeting on **July 9, 2015**, the following action was taken by the South Valley Area Planning Commission:

1. Sustained the Findings and Conditions of the Deputy Advisory Agency.
2. Denied the appeal.
3. Adopted ENV-2014-2510-MND.

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

This action was taken by the following vote:

Moved: Commissioner Dierking
Seconded: Commissioner Beatty
Ayes: Commissioner Mather
Absent: Commissioners Cochran and Kim

Vote: 3 - 0


Rhonda Ketay, Commission Executive Assistant I
South Valley Area Planning Commission

Effective Date/Appeals: This action of the South Valley Area Planning Commission will be final within 10 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

Final Appeal Date: AUG 07 2015

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

Attachments: Deputy Advisory Agency's Determination Letter dated June 12, 2015

cc: Notification List
Nelson R. Rodriguez

APPEAL ATTACHED

Case: TENTATIVE TRACT NO. 72725-CN
Related Case: DIR-2014-2411-SPP
CEQA: ENV-2014-2510-MND

Address: 5258 Hermitage Ave.
Valley Village, CA 91607

• The reason for the appeal:

The Applicant has caused harm, safety issues, and an overall disruption to our community. What has been inflicted on our community is inexcusable.

The Applicant should not be allowed to proceed on a project when he has ignored, neglected and violated established protocols, ordinances, codes, and accepted standards of doing business.

One should not profit or gain valuable land use entitlements having engaged in wrongful or unlawful acts.

The MND has not provided sufficient evidence as required by CEQA 15064 and 21168.5.

As stated in the Los Angeles Municipal Code, a community must consider its general overall welfare to promote health and safety. A community must also ensure the preservation of our neighborhood's unique characteristics.

- The specific points at issue are described herein.**

- The public's grievances are described herein.**

- The reasons we believe the decision-maker erred/abused their discretion are described herein.**

LIST OF EXHIBITS

EX-A.....	LAMC SEC 12.32(G)(2)
EX-A1.....	Valley Village Specific Plan
EX-A2.....	North Hollywood Community Plan
EX-A3.....	CEQA SEC 21168.5
EX-B.....	Permit Report
EX-B1.....	Permit 15019-20000-00496
EX-B2.....	Permit 15030-10000-03449
EX-B3.....	EPA Requirements
EX-B4.....	EPA Document
EX-B5.....	LAMC Ordinance 183312
EX-C.....	AQMD FAQ
EX-C1.....	AQMD RULE 1403.
EX-C2.....	CEQA SEC 15021.
EX-C3.....	CEQA SEC 15064.
EX-C4.....	CEQA SEC 15064.4
EX-D.....	CA Natural Resources Agency
EX-D1.....	CA Fish & Game Code
EX-E.....	Soil Compaction & Trees
EX-F.....	Migratory Bird Treaty Act
EX-G.....	CA Public Resources Code
EX-H.....	CEQA SEC 15025.
EX-I.....	LAMC
EX-J.....	Health & Safety Code
EX-K.....	CA Government Code
EX-K1.....	CA Government Code
EX-L.....	Code Of Ethics
EX-M.....	Motion / Council File: 15-0728
EX-M1.....	Motion / Council File: 14-0268-S4
EX-N.....	NOTICE OF VIOLATIONS

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2014-2510-MND as the environmental clearance and approved Tentative Tract No. 72725-CN composed of one lot to develop five new condominium units as shown on map stamp-dated September 4, 2014 in the North Hollywood-Valley Village Community Plan. This unit density is based on the [Q]R3-1 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 Advisory Agency or a City Planner call (818) 374-9903. The Advisory Agency's approval is subject to the following conditions:

In accordance with the provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions. The Advisory Agency is authorized to approve, conditionally approve, or disapprove Tentative Tract Maps of proposed subdivisions, to prescribe the design, kinds, nature and extent of improvements.

One should not profit or gain valuable land use entitlements from engaging in wrongful or unlawful acts. The community is aggrieved by Applicant's having ignored, neglected and violated established protocols, ordinances, codes, and accepted standards of doing business. WE are an established, traditional, close-knit neighborhood and value the character and culture we have nurtured over the years. By not taking this into consideration before embarking on the project, the Applicant has caused a great deal of disruption to our neighborhood.

We believe the decision makers erred by not enforcing the **North Hollywood-Valley Village Specific Plan** on several accounts:

- TO ASSURE THAT THE DEVELOPMENT OF THE AREA IS IN ACCORDANCE WITH THE PROVISIONS OF THE NORTH HOLLYWOOD COMMUNITY PLAN;
- TO ASSURE THAT ALL RESIDENTIAL USES ARE CONSISTENT WITH THE GENERAL CHARACTER OF THE EXISTING DEVELOPMENTS WITHIN THE VALLEY VILLAGE AREA OF THE NORTH HOLLYWOOD COMMUNITY PLAN AREA.
- TO PRESERVE THE QUALITY AND EXISTING CHARACTER OF THE VALLEY VILLAGE AREA.
- TO MINIMIZE ADVERSE ENVIRONMENTAL EFFECTS OF DEVELOPMENT AND PROMOTE THE GENERAL WELFARE.
- Preservation and enhancement of the positive characteristics of existing residential neighborhoods
- Lack of open space in apartment projects. • Complement any unique existing developments/uses.
- Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.
- The Community Plan ensures that sufficient land is designated for housing, commercial and industrial needs as well as educational, cultural, social and aesthetic needs of the residents of the community.

PURPOSE OF THE COMMUNITY PLAN

- Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing.
- To encourage the preservation and enhancement of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.

(cont →)

Furthermore, the proposed project falls in the [Q]R3-1 zone.
LAMC SEC 12.32 states to PROTECT THE BEST INTEREST INTEREST OF and ASSURE A DEVELOPMENT MORE COMPATIBLE WITH THE SURROUNDING PROPERTY OR NEIGHBORHOOD.
It also states its purpose is to PREVENT OR MITIGATE POTENTIAL ADVERSE ENVIRONMENTAL EFFECTS OF THE ZONE CHANGE.

CEQA Guidelines **SEC 21168.5 ABUSE OF DISCRETION**

Abuse of discretion is established if the agency has not proceeded in a manner required by law or if the determination or decision is not supported by substantial evidence.

Multiple requests have been made to the Department since December 2014 requesting the research and evidence upon which the Department relied when concluding their findings in the **ENV-2014-2520-MND**. This information has never been provided to us.

Please see '**EXHIBIT A, A1, A2,A3**' attached hereto.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 15-foot radius property line return be dedicated at the intersection of Hermitage Avenue and Weddington Street adjoining the tract.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

2. 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 prior to obtaining the Zoning clearance.
 - b. Provide a copy of DIR case DIR-2014-2511-SPP. Show compliance with all the conditions/requirements of the DIR case as applicable.

The permits on record are dated 2/25/2015 and 4/23/2015.

We believe the decision makers erred by issuing a demolition permit under the false pretense that the Applicant had complied with the rules and regulations required by the AQMD. There are also regulations and safety measures imposed by the ENVIRONMENTAL PROTECTION AGENCY, including asbestos requirements and proper disposal of waste and hazardous material generated by demolition, that when followed as required by law, result in minimal effects on both the community and the environment.

The community is exceedingly aggrieved by this because of the impact this demolition had on our environment and community. Our safety was put at risk and our health was put at risk by the Applicant's reckless behavior and disrespect of the laws.

The Applicant's submission to the Department in 2014 is recorded as 'VOID'. It was superseded by the application on 5/20/2015, which makes it fall under the aegis of Ordinance No. 183312, requiring the Applicant to post 30 days notice. The community has been aggrieved by the failure to comply which resulted in risks to the safety of the community and unnecessary harm to our environment that could have been avoided had the project followed the guidelines of the required ordinances and regulations.

GRADING PERMIT doc no 14030-20000-05391 has had "STATUS PENDING" since 9/2/2014. The only "SITE PLAN" that has been submitted as required by LAMC 91.106.3.2.1. was submitted on 2/6/2015 with a demolition permit ISSUED on 4/23/15.

Please see '**EXHIBIT B, B1, B2, B3, B4, B5**' attached hereto.

4. **PRE-INSPECTION REQUIRED.** A pre-inspection performed by a Building Inspector at the site of the proposed demolition will be required before a demolition permit may be issued.

Nothing was posted on site, on the LADBS website or available from the Department reflecting a PRE-INSPECTION report had been done as required PRIOR to demolition. AQMD's Rule 1403 states the purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).

- The notification shall be submitted to the District no later than 10 working days before any demolition

Please see 'EXHIBIT C, C1' attached hereto.

The California Public Records Act gives citizens the right to inspect all public records of the government bodies subject to the Act.

According to the Public records Act, this includes any writing containing information relating to "the conduct of the public's business," regardless of the information's physical form. The Act covers handwriting, typewriting, photostats, photographs, maps and electronic records.

Multiple attempts were made at obtaining records from the Department that would reflect documentation consistent with the provisions of AQMD and LADBS Document No.: P/BC 2008-039

B. INSPECTION

1. **CALL FOR INSPECTION.** A call for inspection must be made at least 24 hours before work is to be started.
2. **PROTECTION DEVICE INSPECTION.** All required protection devices must be in place and inspected and approved by the Building Inspector prior to starting any work.
3. **FIELD CARD.** The "Demolition Inspection Record" Form No. LADBS B-8b must be posted on the job site. This card must be signed by the inspector approving the method of demolition to be used before work is started. A separate approval signature is required for each demolition method used. If the method of demolition is to be changed during the course of the job, the inspector must be called and a new approval signature obtained before the new method is **started**.
4. **SEWER CAP INSPECTION.** When the sewer has been capped, it shall not be covered until an inspection has been made by the Department. This inspection shall be requested at least 24 hours before the inspection is needed.

No FIELD CARD was posted on the site, no Demolition Inspection Report was posted on site. There was no indication this had been approved by any Department which would have permitted a safe and legal demolition, which is required PRIOR to demolition.

There is also no record of a SEWER CAP INSPECTION or any records reflecting compliance was met PRIOR to demolition.

Where is the underlying research on which the MND report was approved?
It has been requested from Department of Planning on numerous occasions and appears to be unavailable.

E. DANGEROUS CONDITIONS DURING DEMOLITION

Should a dangerous condition develop during the demolition of a structure, the demolition contractor shall immediately barricade the dangerous area, notify the Department of Building and Safety and take immediate steps to minimize the hazard. No further demolition work shall be done until approval to proceed is given by the Department of Building and Safety.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

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The Applicant's reckless behavior caused a gas line to break during illegal demolition. The Department Of Building and Safety was notified by neighbors, but DBS did not address the issue or visit the site. Only because of an entirely separate phone call to the AQMD was the project shut down due to failure to comply with several ordinances and failure to comply with PRE-DEMOLITION requirements. This put the entire community and block at risk and in danger. The Department erred not only ensuring proper compliance had been followed PRIOR to issuing a demolition permit, but no one from the Department of Building and Safety came to the site when safety hazards were reported multiple times. The Applicant continued moving forward with demolition, AFTER being notified by the AQMD and the County Public Health Department, with ANOTHER illegal removal of an existing mature tree containing live local wildlife.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of five (5) dwelling units.
 - b. Provide a minimum of twelve (12) parking spaces.
 - 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. The applicant shall install an air filtration system to reduce the effects of diminished air quality on occupants of the project.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

The community is aggrieved by the decision-makers' permission to authorize a new five-unit condominium project accompanied by a MINIMUM of 12 parking spaces; in the place of the land's INITIAL AND PREVIOUS USE of a single-family home with a one-car garage.

The EPA estimates a single-passenger vehicle generates **more than 4.7 metric tons of emissions** in one year.

The average carbon footprint of a two-person household in zip code 91607 averages out to be **more than 31,234 pounds of emissions** in one year.

Permitting a MINIMUM of 12 additional cars into our neighborhood contributes over **56.40 METRIC TONS** and over **187,404 POUNDS OF EMISSIONS** into our community.

Please see Exhibit J attached hereto

SECTION 15183.5. TIERING AND STREAMLINING THE ANALYSIS OF GREENHOUSE GAS EMISSIONS
The statute encourages ... local governments to make land use decisions that will help the state achieve its climate goals

The community is aggrieved by the decision-makers' permission to authorize the construction of more cement walls when the Planning Department has stated that we are in critical need of more open space, scenic views, more natural resources and more character preservation.

Please see 'EXHIBIT D' attached hereto.

The "**Constituent's Bill of Rights**" ensures that constituents are included in all land-use decisions in their neighborhood.

Every citizen has these specific rights. They are the very thing the city has implemented and required for a healthy community to sustain; privacy, spaciousness, fresh air, sunlight and good design; the things that are ultimately what benefit the City Of Los Angeles.

30 out of **32** buildings on this block were built between **1934** and **1976**. It is this character that has contributed to the stability of the neighborhood and what has ultimately brought neighbors together. The approval of the project causes harm to our community and affects the general welfare of the people.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

11. 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 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). 12 and 13 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, post construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.
12. 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:

The community has been unable to locate any documentation referencing the intervention of any Advisory Agency providing periodic status reports on the implementation of mitigated items as required for any PRE-CONSTRUCTION which has taken place since June 15, 2015.

Air Pollution (Demolition, Grading and Construction Activities)

- MM-4 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.
- MM-5 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.
- MM-7 All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- MM-8 All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- MM-9 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- MM-10 Trucks having no hauling activity shall not idle but be turned off.

Air Quality (Objectionable Odors – Commercial Trash Receptacles)

- MM-11 Open trash receptacles shall be relocated a minimum of 50-feet from the property line of any residential zone or use. Trash receptacles located within an enclosed building shall not be required to observe this minimum buffer.

The community is aggrieved by the above 'MM's due to the Applicant's failure to utilize any dust covers to reduce dust emissions, failure to wet the house down, and neglected to comply with notifying the public as required. Additionally, Applicant allowed excessive idling of machines and trucks and lack of protection to contain debris and dust. Trash, debris and overflowing construction materials discarded along the west side of the fence were less than one foot away from the sidewalk, creating a disturbance in the public's right of way. Please see '**EXHIBIT C,C1,C2,C3**' attached hereto.

Tree Removal (Tree Report)

MM-13 Prior to the issuance of a grading permit or building permit, the applicant shall prepare and submit a Tree Report prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation or replacement of affected trees during grading and construction activities.

Numerous requests have been made to obtain the required Tree Report from the Department. The community has been unable to locate any documentation that would support the removal of a mature tree that contained live juvenile birds, bird eggs and adult birds along with their nests. Existing wildlife in the tree that was not properly cared for or relocated as required by the **Migratory Bird Treaty Act**. The maximum benefits are obtained through mature trees.

We are aggrieved by the removal of old growth trees in favor of young trees which lack the root system & benefits provided by mature trees.

Studies demonstrate that after one-half century, compaction still afflicts soils. Recovery times for significant compaction is at least two human generations. Soils do not "come back" from compaction.

The community is aggrieved by this decision because neglecting to relocate wildlife is no different than a blatant disrespect for life in general. This has been made clear by the Applicants behavior more than once. Efforts should have been made by the Department to consider the views held by members of the public in all areas affected as stated in the **CEQA Guidelines SEC 15064**, in addition to ensuring compliance was met by the Applicant.

Please see '**EXHIBIT E**' attached hereto.

The Migratory Bird Treaty Act makes it illegal for anyone to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to Federal regulations.

<http://www.fws.gov/laws/lawsdigest/migtrea.html>.

CA Department of Fish and Wildlife Section 2801 2802.

Please see '**EXHIBIT F**' attached hereto.

Increased Noise Levels (Demolition, Grading and Construction Activities)

- MM-33 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- MM-34 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM-35 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

The community is aggrieved by MM-33, MM-34 and MM-35 because construction activity took place whenever Applicant desired. Several neighbors work from home and were unable to carry out their tasks as a result of noise, street interference, emissions and pollution generated from multiple machines with no apparent muffling devices.

Utilities (Local Water Supplies – New Residential)

The proposed project demands an increase of more than five toilets, ten faucets, laundry washing machines and dishwashing machines. It is unreasonable to make the determination that the replacement of a single-family home to a five-unit multiple-story condominium does not significantly affect the environment or surrounding properties and occupants. To demand this amount of water during our State's record-breaking drought is not reasonable.

CALIFORNIA NATURAL RESOURCES AGENCY SECTION 15183.5

..local governments to make land use decisions that will help the state achieve its climate goals.

Village Specific Plan

F. To minimize adverse environmental effects of development and promote the general welfare.

(California Land Use Practice, sec 4-7 edited by Ann H. Davis)

Increasingly, traditional use-based zoning is also being discussed as one of the contributions to greenhouse gas emissions.

(California Land Use Practice, sec 4-14 edited by Ann H. Davis)

The U.S. Supreme Court held that a zoning ordinance may be unconstitutional as applied to a particular property if no practical use could be made of the land as zoned, OR if benefit to the public welfare within the area or the city was not promoted.

PUBLIC RESOURCES CODE

21082.2 (a) The lead agency shall determine whether a project may have a significant effect on the environment based on substantial evidence in light of the whole record.

The Guidelines that implement that California Environmental Quality Act (CEQA) are enforced to institute a statewide policy of environmental protection. Projects for which there exist feasible and environmentally superior mitigation measures or alternatives should not be approved.

CALIFORNIA GOVERNMENT CODE 65915.

(3) (A) An Applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income;

Please see 'EXHIBIT G' attached hereto.

13. **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 All demolition, grading and construction activities shall conform to the following:

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

The premature and illegal demolition that took place on June 15, 2015 would make it impossible for the Applicant to comply with provision CM-1 which states: ALL DEMOLITION SHALL CONFORM TO THE FOLLOWING PRIOR TO THE ISSUANCE OF A GRADING OR BUILDING PERMIT, OR THE RECORDATION OF THE FINAL MAP.

If the Applicant has complied with the above Covenant Agreement (Planning Department General Form CP-6770), the community has thus far been unable to obtain a copy of such agreement. Assuming it was signed and properly filed in accordance with the Construction Mitigated Conditions, as stated in multiple pages herein, the CM-1 conditions were not met.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

The Davis-Bacon Act defines "demolition" as "construction" when the demolition involves knowledge that there will be subsequent construction. This knowledge implies that there is documented evidence of the expected subsequent construction.

In this case, the Applicant neglected to comply with subsection C-1 initiating the construction process without the final recordation of the map.

All of the conditions that fall under this section are not in alignment with the Valley Village Specific Plan or the North Hollywood Community Plan.

The existing block does not consist of any condos, nor is it affordable to the class of citizens that occupy this neighborhood.

Let this be record of the community's involvement in all plan use decisions as stated by the Mayor's implementation of the Constituent Bill Of Rights.

We are aggrieved by the introduction of modern box-like architecture in our established, traditional neighborhood.

The Department has erred by neglecting to provide the public with the SPECIFIC conditions as to how this project complies with both the VALLEY VILLAGE SPECIFIC PLANS and the NORTH HOLLYWOOD COMMUNITY PLAN.

CALIFORNIA GOVERNMENT CODE SEC 65400.(a) *requires the planning agency to implement either the general plan or ELEMENTS of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources...*

• EIRs shall include identification of all significant effects, alternatives, and potential mitigation measures.

15126.2 CONSIDERATION AND DISCUSSION OF SIGNIFICANT ENVIRONMENTAL IMPACTS.

include relevant specifics of the area, the resources involved, physical changes, alterations to ecological systems, and changes induced in population distribution, population concentration, the human use of the land, health and safety problems caused by the physical changes, and other aspects of the resource base such as water, historical resources, scenic quality, and public services.

THE COMMUNITY VIEWS THESE SPECIFICS TO BE OF GREAT IMPORTANCE. THEY ARE ULTIMATELY WHAT DETERMINES THE CHARACTER OF OUR NEIGHBORHOOD. WE HAVE ENCLOSED ALL RELEVANT DOCUMENTATION WHICH WILL INDICATE SPECIFICALLY WHY THIS PROJECT DOES NOT WORK IN OUR NEIGHBORHOOD, IN ADDITION TO THE ILLEGALITIES & HARM CAUSED THUS FAR.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

Bureau of Engineering has no records of anything pertaining to this project or address, as stated in the following email message:

*On 8/3/15 11:47 AM, eng.bondcontrol@lacity.org wrote:
I've searched every permit in the bureau for that address and nothing shows up.
Please contact 311 for other Departments.
I am with the Bureau of Engineering and I am only able to help you with permits within this bureau.*

Thank you.

TENTATIVE TRACT NO. 72725-CN

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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.

Any removal of the existing street trees shall require Board of Public Works approval.

The community does not approve permitting the 'maximum number of units' for this project. The community does not see an overall benefit to our neighborhood by rewarding the Applicant with valuable bonuses or extras after experiencing first-hand his work ethic.

The community does not believe it is any type of enhancement to the neighborhood, nor does it or serve the public directly or indirectly. It causes harm, disturbance and poses a negative impact on the environment.

The community n has been unable to locate record of approval from the Board of Public Works for the removal of existing mature trees on site.

We are aggrieved by the increased population density created by replacing ONE single-family residence with FIVE condominium units.

We are aggrieved by the apparent lack of consideration for the character & culture of our neighborhood.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration No. ENV 2014-2510-MND on November 13, 2014. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-2510-MND reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The public fiercely objects to the above statement made by the Department. The Department has neglected to provide sufficient evidence required to conclude their determinations.

The Department found that potential impacts could result from:

- Aesthetics (landscaping, light and glare);
- Air Quality (construction, odors)
- Biology (tree removal);
- Cultural Resources (archaeological, paleontological, human remains);
- Geology (seismic, liquefaction, construction);

The community has repeatedly requested the findings from the Department qualified to make the determinations of significance to the environment. We have not been provided with anything to date.

Please see 'EXHIBIT C3, H' attached hereto.

The Advisory Agency, to mitigate the above impacts, required Condition Nos. 11, 12, and 13, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such impacts on all projects.

The provisions of CALIFORNIA PUBLIC RESOURCES CODE 21081.6 state the lead agency must specify the location and custodian of the documents or other material **which constitute the record of proceedings upon which its decision is based.**

21082. states the public agency shall adopt by ordinance, resolution, rule, or regulation, objectives, criteria, and procedures for the evaluation of projects and the preparation of environmental impact reports and negative declarations pursuant to this division.

The decision makers have not provided any documentation with reference to their adopted regulation as to how the evaluation was done to make a determination.

21082.2 states the record shall be based on SUBSTANTIAL EVIDENCE and NOT ON argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

It is not reasonable nor is it realistic for the proposed project to NOT HAVE a significant impact on the environment.

The resources used by a Single-Family home vs. 5 condominiums with multiple bedrooms and bathrooms exhaust natural resources, put a substantial amount of stress on our environment, in addition to not aligning with the existing environment. The decision makers have not considered any of the community's concerns and how this infringes on our neighborhood. The decision makers have also not considered the LEGAL REQUIREMENTS that would never allow a project like this to even get as far as it has.

Please see 'EXHIBIT G' attached hereto.

The Initial Study prepared for the project identifies no potential adverse impacts 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 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 Game fees (AB 3158).

The Department has neglected to provide the specifics of their 'study' that leads them to their "NO IMPACT" conclusion. The decision makers have abused their discretion by not providing the public any substantial evidence to support their findings. Please see '**EXHIBIT A3**' attached hereto.

The above reference to concluding this project as qualifying for the DE MINIMIS EXEMPTION FOR FISH & GAME FEE has absolutely NO relevance or is applicable to the Departments 'study'. The decision maker erred by applying a completely irrelevant code in attempting to justify a 'study' that was supposedly conducted but had no substantial evidence, using De Minimis Exemption, which applies only to Historic Buildings and Archeological site projects managed by the CDF.

The Findings of Exemption stated in the De Minimis Exemption require those findings to be determined by the California Department of Forestry and Fire Protection and usually that decision is supported by the fact that the project is focused on the management by CDF of its historical resources and archaeological resources.

Please see '**EXHIBIT G1**' attached hereto.

Before illegally demolished, the natural habitat of the property was indeed a natural habitat to more than 7 birds nests. 3 of which contained bird eggs, the others juvenile birds and habitat for adults. This violates the Migratory Bird Treaty Act.

Multiple requests have been made to the Department since December 2014 requesting the research and evidence upon which the Department relied when concluding their findings in the **ENV-2014-2520-MND**. This information has never been provided to us.

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. 11.

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.

The provisions of CALIFORNIA PUBLIC RESOURCES CODE 21081.6 state the lead agency must specify the location and custodian of the documents or other material **which constitute the record of proceedings upon which its decision is based.**

The decision maker has erred by not providing SUBSTANTIAL EVIDENCE as required in SEC 21082.2 PUBLIC RESOURCES CODE.

Please see 'EXHIBIT G' attached hereto.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 72725-CN, 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:

The Department erred by thus far approving the map despite the Applicants failure to meet or perform the requirement and conditions imposed by this division and other local ordinances enacted as stated in CALIFORNIA GOVERNMENT CODE SEC 66473.

Please see 'EXHIBIT K1' attached hereto.

Please see 'EXHIBIT N' attached hereto.

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

The adopted North Hollywood-Valley Village Community Plan designates the subject property Medium Residential with the corresponding zone of R3. The project site contains 7,575 net square-feet and is zoned [Q]R3-1. The Q Condition limits the density of development to one dwelling unit for every 1,200 square feet of land area in the project site. The proposed five condominiums are consistent with the Q Condition, the R3 zone and are therefore consistent with the General Plan.

The Department erred by not applying the Q conditions of the North Hollywood-Valley Village Specific Plans that protect the best interest of the neighborhood or sections (a)1, 2 and 3.

Please see '**EXHIBIT A**' attached hereto.

Please see '**EXHIBIT A1, A2**' attached hereto.

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

The adopted North Hollywood-Valley Village Community Plan designates the subject property Medium Residential with the corresponding zone of R3. The property contains 7,575 net square feet and is zoned [Q]R3 with the Q Condition limiting the density of development to one dwelling unit for every 1,200 square feet of land area in the project site. The proposed development of five residential condominiums is allowed and below the maximum density allowed under the current adopted zone, Q limitation, and the land use designation.

At its meeting of April, 9, 2015, the South Valley Area Planning Commission took the following action to deny the appeal for Case No. DIR-2014-2511-SPP-1A and sustain the entire Determination of the Director of Planning by approving a Project Permit Compliance for the Valley Village Specific Plan. The case was appealed because the appellant believed the existing structures, erected in the 1940's, are historically significant. The Commission denied this appeal because the structures are not designated as a historic resource or a historical/cultural monument, and therefore the project does not meet the threshold of possible negative impact for this provision of CEQA.

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).

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

The Department has erred by making determinations about historical significance that they are not qualified to make, nor is it in their jurisdiction to make those conclusions. The Mayor appointed Cultural Heritage Commission or the States Historic Department are elected appointed with what is to be assumed creditable experience to make those determinations.

Due to the illegal demolition of the property the hearing to determine cultural significance on this property will be concluded as unknown, due to the loss of opportunity to be heard and/or designated.

The proposed project is not consistent with the General OR specific plans.

Please see 'EXHIBIT A,A1,A2,A3' attached hereto.

The Department has also erred in the failure to provide the SUBSTANTIAL EVIDENCE AS REQUIRED that would specify their findings justifying this project not meeting the threshold of negative impact.

Please see 'EXHIBIT A,A1,A2,A3' attached hereto.

Please see 'EXHIBIT C2,C3,C4' attached hereto.

Please see 'EXHIBIT D,G,H,K,K1' attached hereto.

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

The site is one of a few under improved properties in the vicinity. The development of this tract is an infill of an otherwise multi-family residential neighborhood. As such, the site is physically suitable for the proposed condominium type of development.

The Department has erred by stating: "*the site is one of a few under improved properties in the vicinity.*"

What substantial evidence has been provided to determine the definition of "under improved"?

The above conclusion made describing '*the development as an infill*' does not provide substantial evidence supporting a determination of this being a 'suitable project'.

Please see LAMC section 11.57, 12.24, 16.05, 17.0 in '**EXHIBIT I**'

Research of the neighborhood would have concluded findings to provide a specific working class of citizens occupying the block and neighborhood. NONE of which interested or capable of affording 'condos' which are intended to sell for over a million dollars. 30 out of 32 buildings on the block are rent-control in addition to them being the major contributors of the character to the block.

Please see '**EXHIBIT D1,M,M1**' attached hereto.

Please see '**EXHIBIT A,A1,A2**' attached hereto.

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

The site is one of the few under improved properties in the area. The development of this tract is an infill of an otherwise multi-family residential neighborhood zoned R3 between Chandler Boulevard on the north and Magnolia Boulevard on the south. As such, the site is physically suitable for the proposed density of development.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department has erred by stating: "*the site is one of a few under improved properties in the vicinity.*"

What substantial evidence has been provided to determine the definition of "under improved"?

The above conclusion made describing '*the development as an infill*' does not provide substantial evidence supporting the determination that this is "physically suitable'. The project's density would be the only one of its kind on the entire block, making it incompatible with the neighborhood.

Please see '**EXHIBIT D1,M,M1**' attached hereto.

Please see '**EXHIBIT A,A1,A2**' attached hereto.

- (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 Initial Study prepared for the project identifies a potential adverse impact on fish or wildlife resources as far as plant life is concerned.

The Department has erred by neglecting to mention what specifically the ;proposed improvements' are to and how they contribute to the overall welfare of our community.

They have also erred by neglecting to provide the results from their 'initial study' in making the assumption that the project is 'not likely to cause substantial environmental damage or substantially and avoidably injure wildlife and their habitat.

This project has ALREADY CAUSED HARM AND DAMAGE by removing a mature tree illegally, and violating the migratory bird act treaty. Juveniles, unborn and adult birds were killed during the reckless excursion.

Please see '**EXHIBIT D1,F**' attached hereto.

Please see '**EXHIBIT,M,M1**' attached hereto.

Please see '**EXHIBIT A,A1,A2**' attached hereto.

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

Again, the Department has erred by failing to provide research that would indicate this neighborhood does not provide habitat to wildlife. If the Constituents Bill Of Rights was properly enforced and the Planning Department included the community in its land use decisions as required, they would know our neighborhood has a significant amount of wildlife and every tree and fauna in the neighborhood is inhabited by one creature or another.

This project has resulted in the extermination of perfectly beneficial landscape and habitat used by both local wildlife and the community.

This project has ALREADY CAUSED HARM AND DAMAGE by removing a mature tree illegally, and violating the migratory bird act treaty. Juveniles, unborn and adult birds were killed during the reckless excursion.

Please see '**EXHIBIT D1,F**' attached hereto.

Please see '**EXHIBIT,M,M1**' attached hereto.

Please see '**EXHIBIT A,A1,A2**' attached hereto.

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

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

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being 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.

The Department has erred by assuming this project poses no potential public health problems.

The Department has neglected to provide the community with substantial evidence to support their claim.

In addition to it being completely unreasonable to not expect any health problems arising out of this project.

One neighbor left his window open less than one inch which brought in piles and piles of debris from the illegal demolition.

Please see 'EXHIBIT B3, B4, C, C1,C3, C4, D, J ' attached hereto.

On the topic of the SEWER, Applicant did not comply with the required sewer cap requirements.

Please see 'EXHIBIT N' attached hereto.

CONCLUSION

The community has herein pointed out the disrespectful approach the Applicant has taken in regards to coming into our neighborhood.

That aside, we feel the specific points addressed on negative community impact have been described in detail, with proper reference to State legislation, the City of Los Angeles's own regulations, rules and obligatory standards that have been overlooked and/or not taken into consideration.

New ordinances have been in effect where it has been finally acknowledged that: development proposals are targeting property with existing residential development already in place. This places the City's affordable housing stock at risk, dislocating tenants, many of whom may not have the financial means to deal with the increased rents and destroying the existing sense of community. The City should develop mechanisms that preserve as many RSO units as is feasible.

The other substantial concern is the character and culture of our neighborhood. The City has also acknowledged there is an urgent need to preserve what very little is left of our city's culture and history. This is done through the preservation of existing structures -- ones that are currently occupied by longtime local residents, who chose this neighborhood for a reason. Thirty out of 32 buildings on the block were built between 1934 and 1975, a combination of single family dwellings and apartment buildings, none of which resembles anything remotely close to the appearance of this project.

This project also requires a demand for utilities, water, and other resources our city simply cannot afford to spare. Approving the project permits to more than quadrupling negative impacts and imposing them onto the existing community.

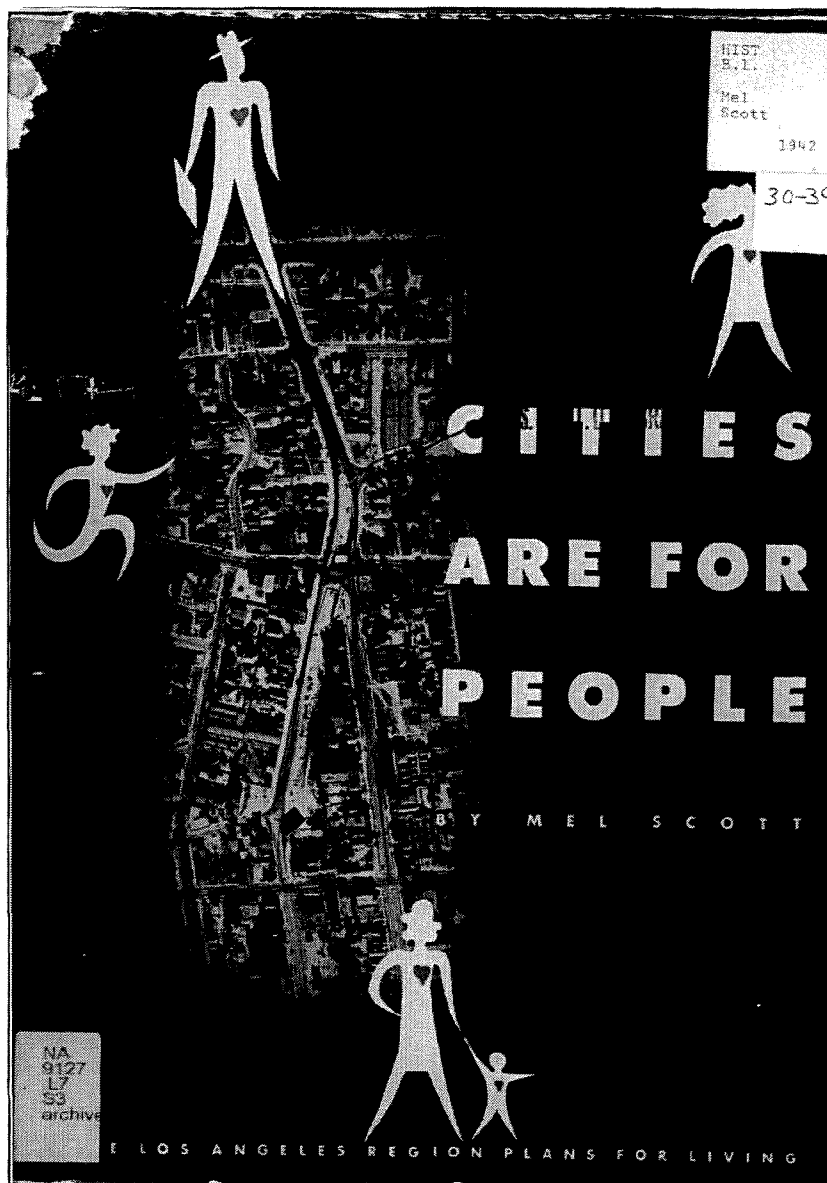
The city is supposed to PROTECT THE BEST INTEREST OF THE NEIGHBORHOOD.
PREVENT ADVERSE ENVIRONMENTAL EFFECTS.

The city is NOT SUPPOSED TO APPROVE A PROJECT IF THERE ARE FEASIBLE ALTERNATIVES.

Lead Agencies are supposed to take immediate steps to identify any critical thresholds for the health and safety of the people and take all coordinated actions necessary to prevent such thresholds being reached.

There has been no substantial, or any evidence demonstrating how this project WILL NOT negatively impact the community indirectly, or directly.

RESOURCES,
SUPPORTING DOCUMENTATION
& MEDIA

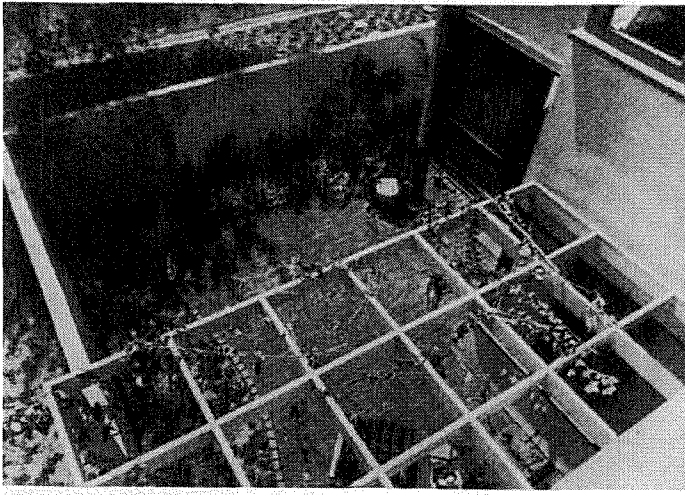


WHAT MAKES A GOOD NEIGHBORHOOD?

A home satisfies our requirements for living when it is pleasing in appearance, conveniently arranged, sunny, spacious, restful, quiet and safe. If we think of the neighborhood, like the home, as a place designed for living, we shall want it to be as orderly, attractive, and restful as a well-planned home.

The factors that make a neighborhood a good place in which to live will be easier for us to appreciate, however, if we contrast them with factors that are undesirable.

"THIS BOOK URGES ALL CITIZENS TO PARTICIPATE EQUALLY IN COMMUNITY PLANNING, SINCE ONLY THOSE PLANS WHICH REPRESENT THE ASPIRATIONS OF THE GREAT MAJORITY OF CITIZENS, SUCCEED ULTIMATELY IN A DEMOCRATIC SOCIETY. EACH OF US HAS A CIVIC RESPONSIBILITY TO STUDY THE COMMUNITY CAREFULLY, LEARNING ITS GOOD POINTS AND ITS BAD. ONLY BY SEEING THE COMMUNITY AS IT REALLY IS CAN WE HOPE TO IMPROVE IT." PAGE 4



Photograph by Julius Schulman

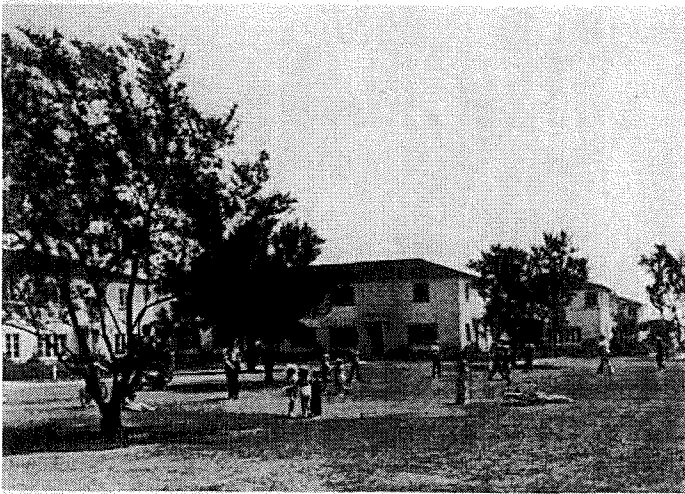
PRIVACY

Every family has an intimate life of its own that it does not care about sharing with the neighbors, good friends though they may be. The home has always been a symbol of this unique and necessary exclusiveness. Garden walls, thick hedges, and ample side yards separating one house from another are means of guaranteeing to the family the desired freedom from unwelcome interference and distractions.



CONVENIENCE

Why should not a neighborhood be as efficiently arranged as a modern kitchen? In a well-planned neighborhood there is a place for everything and everything is in its place—the school, the playground, the market and its parking space, the apartment house section, and the church. It is but a short walk to any one of these essential community features from every home in the neighborhood.



SPACIOUSNESS

This is what we mean when we talk of "breathing space" in the neighborhood. The front yard and the back yard ordinarily do not give us the sense of freedom and the outdoors that we all crave at times. Large open spaces—playing fields surrounded by trees—can give us a taste of nature in the heart of the city, as well as opportunity for fun, relaxation, and exercise.

"THE NEED NOW IS TO RELATE ALL FURTHER IMPROVEMENTS TO BROAD, REGIONAL PLANS SO THAT EVERY STREET, HOME, PARK, AND PUBLIC BUILDING MAY FORM PART OF A COMPLETELY HARMONIOUS COMMUNITY." PAGE 4

LACK OF PRIVACY

A semi-public life is the lot of those who live too close to one another. Not only do the neighbors overhear private conversations; morning, noon, or night their radios or pianos are apt to be an annoyance. There are two equally irksome solutions to the problem: one can move away, or one can draw the blinds and carry on all conversations in a whisper.



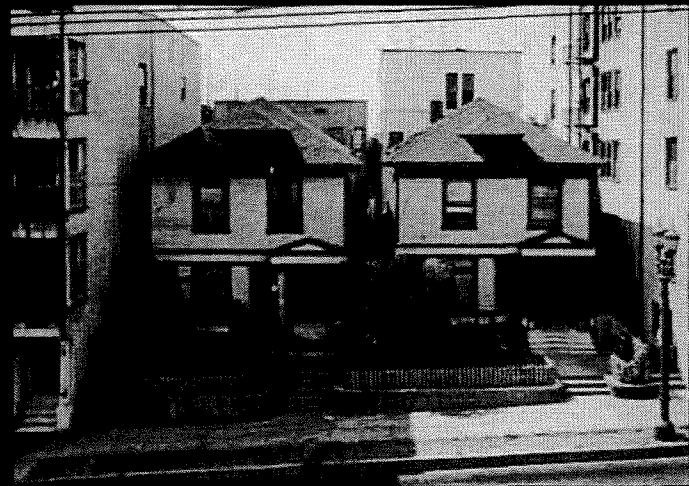
INCONVENIENCE

Seven blocks to the nearest store! Steep streets to climb after a hard day's work! The school nearly a mile away! No bus or street car line within a half a mile! Any one of these conditions would make a neighborhood a difficult place in which to live. All of them combined would make it practically intolerable—yet we have such neighborhoods in our region.



CROWDING

When we find long, narrow lots in rectangular blocks, we find houses close together. If there are small houses on the rear of the lots, the result is crowding—little yard space and an uncomfortable nearness of neighbors. In such surroundings we long for enjoyable open space. Occasional vacant lots are no substitute for planned spaciousness.

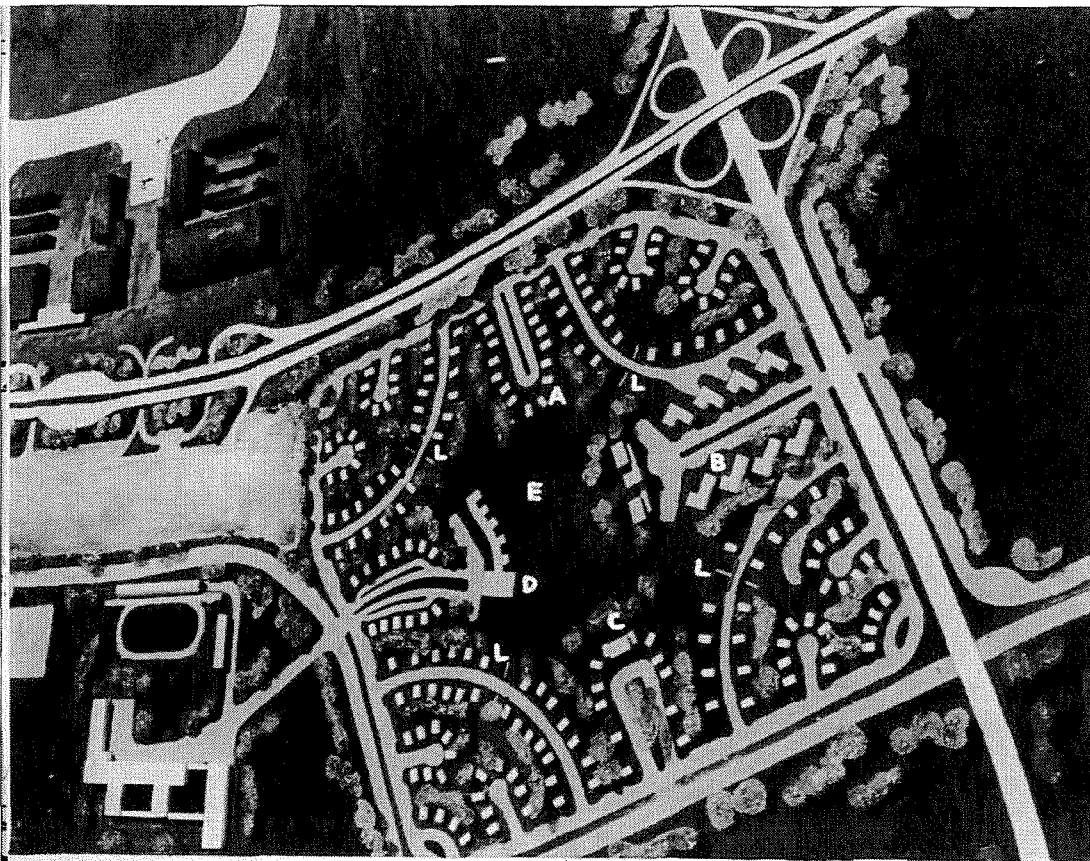


Photographs by L. A. County Museum

"IT HAS BEEN PROVEN THAT OUR HOME IS NOT SOMETHING APART FROM THE NEIGHBORHOOD. THE WHOLE NEIGHBORHOOD, NOT JUST THE HOUSE WE LIVE, IS OUR HOME. IF THE NEIGHBORHOOD NO LONGER SEEMS A DESIRABLE PLACE IN WHICH TO LIVE, OUR HOUSE, TOO, WILL SEEM UNDESIRABLE".

1942 PUBLICATION 'CITIES ARE FOR PEOPLE'





THIS NEIGHBORHOOD WAS PLANNED

This is a neighborhood in which all of us would enjoy living. It has a large central playground only two or three minutes from most of the homes (E), a grammar school equipped to be used for neighborhood plays and dances (D), a shopping center close at hand (B), and a community church (C). In fact, this neighborhood is such a pleasant place that we should seldom be tempted to leave it.

Contrary to what we might think, it is not an expensive neighborhood. The homes are all moderate in cost, and the people who live in them earn no more than people who live in less inviting neighborhoods.

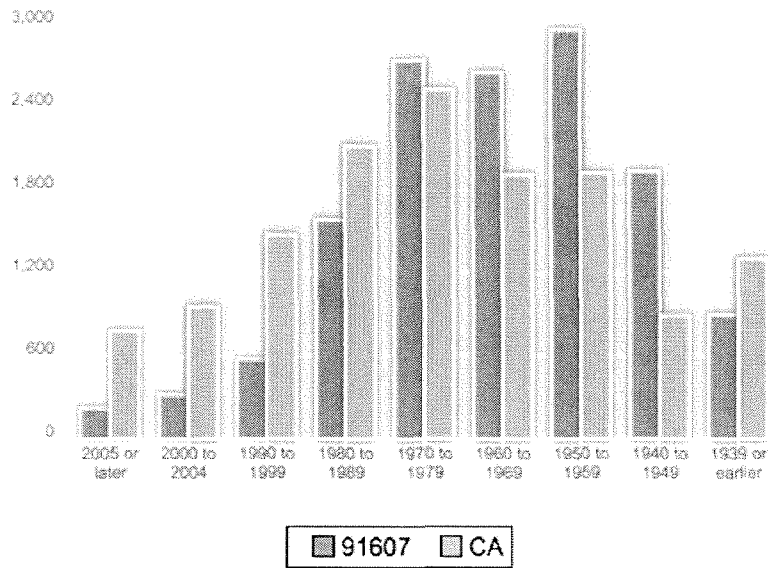
Because it contains nearly everything people require to satisfy their common needs, it is called a self-contained neighborhood. Unlike the gridiron district that we have just studied, it has a definite size and was carefully planned to simplify daily living for the people who call it "home." Approximately square, it measures one-half mile on a side and is, therefore, a quarter of a square mile in area. The distance from most of the houses to the school or to the stores is about a quarter of a mile—not too far either for small children or elderly persons to walk.

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- PRIVACY
- SPACIOUSNESS
- FRESH AIR & SUNLIGHT
- GOOD DESIGN

CITY PLANNERS CONCLUDED THAT EVERY CITIZEN NOT ONLY SHOULD HAVE THESE SPECIFIC RIGHTS, BUT THAT THESE ARE REQUIRED FOR A HEALTHY COMMUNITY TO SUSTAIN; THAT THEY ARE ULTIMATELY WHAT BENEFIT THE CITY OF LOS ANGELES.

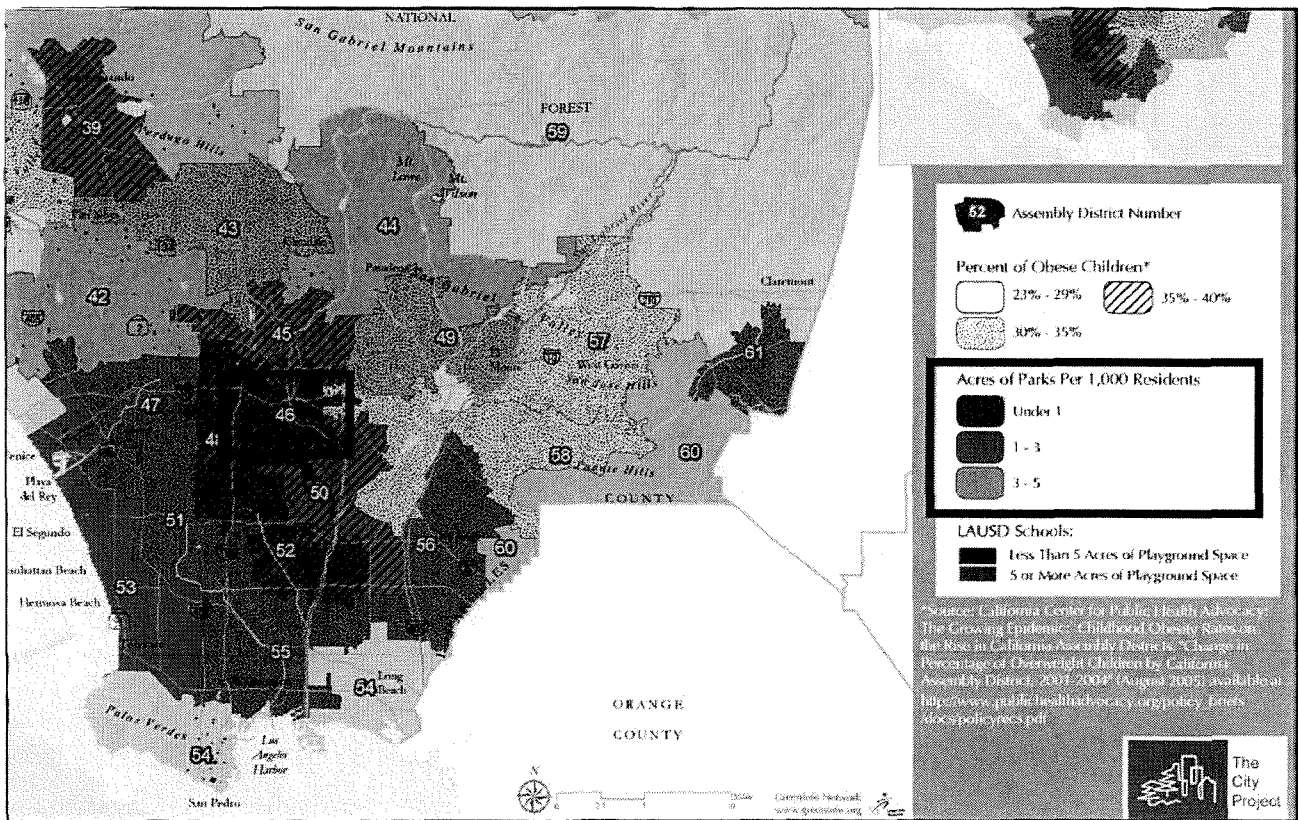
Year house built



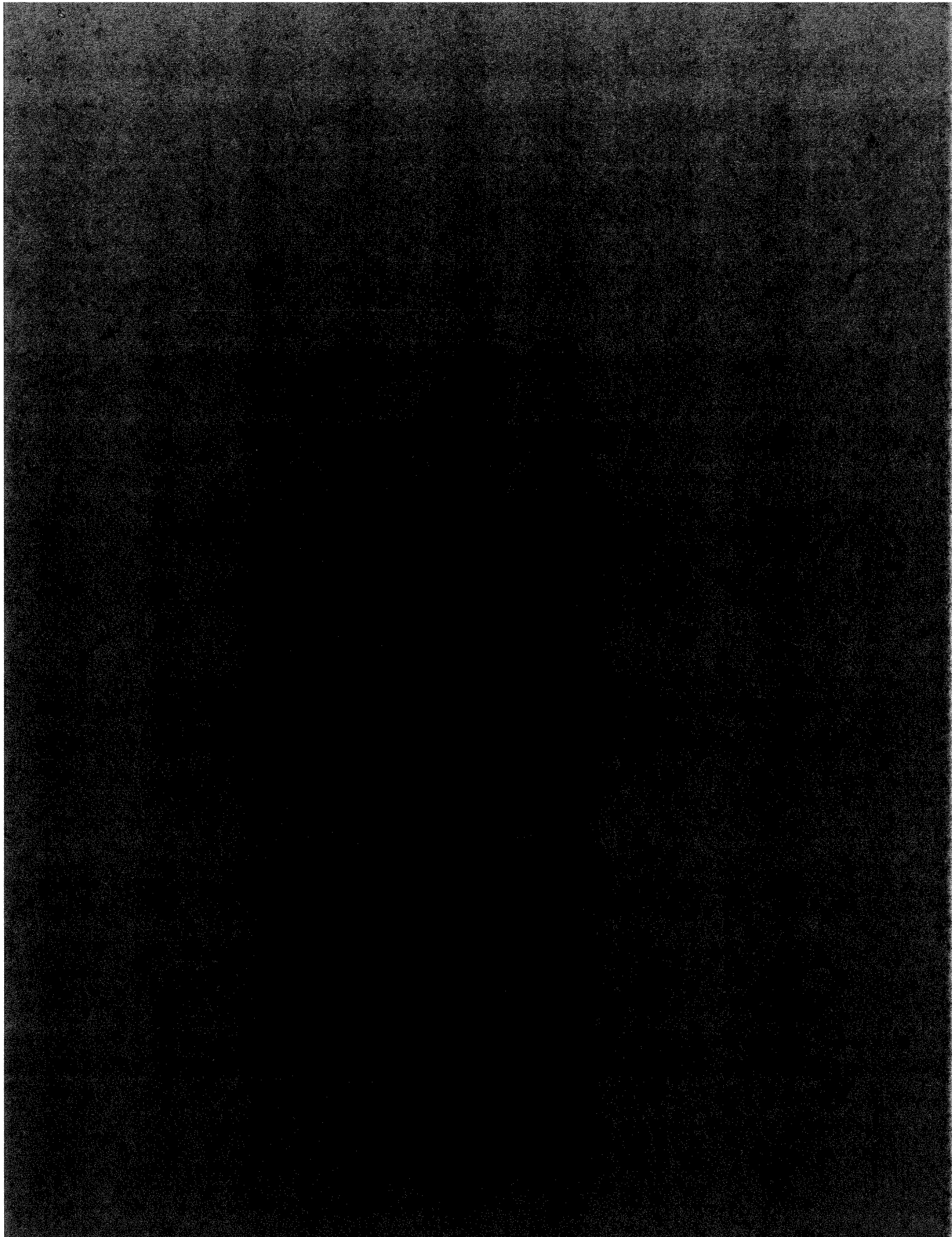
- 2005 or later: 224
- 2000 to 2004: 321
- 1990 to 1999: 579
- 1980 to 1989: 1,584
- 1970 to 1979: 2,740
- 1960 to 1969: 2,652
- 1950 to 1959: 2,964
- 1940 to 1949: 1,934
- 1939 or earlier: 898

<http://www.city-data.com/zips/91607.html>

District 2 has the lowest amount of buildings left that were built before 1939, than any other district. As of Monday, minus 1 more.



The black striped on top of the red are shown to indicate the emergency we are in for OPEN SPACE AND GREEN. **RED IS BAD. RED WITH BLACK LINES IS AN EMERGENCY.**



(h) **Time Limit. (Amended by Ord. No. 182,106, Eff. 5/20/12.)** Except as provided in Subdivision 2. of this subsection, as to those properties placed in the T classification subsequent to March 26, 1973, property shall not remain in a T Tentative classification for more than six years after the effective date of the ordinance creating it without the recording of a Final Tract Map or a Final Parcel Map, or a decision by the Department that all required dedications, payments and improvements have been made or assured to the satisfaction of the appropriate City agencies.

EXCEPTIONS: Property may remain in a T Tentative classification for an additional 60 months if the ordinance creating the classification took effect between July 15, 2005, and December 31, 2007; an additional 48 months if the ordinance took effect between January 1, 2008, through December 31, 2008; and an additional 24 months if the ordinance took effect between January 1, 2009, and December 31, 2010, provided that the Director makes a written finding that the prior discretionary approval and the required environmental review considered significant aspects of the approved project and that the existing environmental documentation under the California Environmental Quality Act is adequate for the issuance of the extension. Property may also remain in a T Tentative classification for a longer period of time through operation of Section 12.36 I. of the Code.

When these time limitations expire, the T Tentative Zone classification and the zoning authorized thereby shall become null and void, the rezoning proceeding shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of the rezoning proceedings and shall be so redesignated.

(i) **Time limit Does Not Include Moratoria.** The time limit for property placed in a T Tentative classification which is also the subject of a Tentative Map shall not include any time during which a development moratorium, as defined in California Government Code Section 66452.6(b), has been imposed and is in existence after the effective date of the ordinance placing the property in a T Tentative classification, provided that the moratorium affects the property and does not exceed five years. Provided further that for property placed in a T Tentative Classification which is also the subject of a Tentative Map and which requires the expenditure of \$125,000.00 or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the Tentative Map, excluding improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to the development of that property, then the T Tentative Classification shall be extended for the life of the Tentative Map.

(j) **Restoration to Former Zoning.** Except as provided for in subdivision 2. of this subsection, as to those properties placed in the T Tentative classification prior to March 26, 1973 and which remain in a T Tentative classification for more than six years, the City Planning Commission, the Director or the Director's designee may investigate the circumstances therefor. When deemed appropriate by the Commission or upon the request of the Council, and after due notice to the owner of the property as shown on the records of the City Engineer or the records of the County Assessor, the City Planning Commission, the Director or the Director's designee shall submit a report and recommendation to the Council concerning the restoration of the property to its former zoning or height district classification. Where the recommendation is that the property be changed to its former classification, or when the Council requests that the property be changed to its former classification, an ordinance accomplishing the change shall be transmitted with the report and recommendation to the Council. Notwithstanding any other provisions of this Code to the contrary, no public hearing need be held nor further notice given as a prerequisite to the adoption of an ordinance restoring the property to its former classification. **(Amended by Ord. No. 181,595, Eff. 4/10/11.)**

(k) **General Plan Consistency.** In the implementation of Paragraph (i) of this Subdivision, the former zoning or height district classification may be inconsistent with the current General Plan designation for the property. In this case, the property shall be changed to the least intense zoning or height district classification consistent with the General Plan.

2. **Q Qualified Classification.**

(a) **Purpose.** Except where property is being changed to the RA, RE, RS or R1 Zone, provision may be made in a zoning ordinance that the property not be utilized for all the uses ordinarily permitted in a particular zone classification and/or that the development of the site shall conform to certain specified standards, if the limitations are deemed necessary to:

- (1) **Protect the best interests of and assure a development more compatible with the surrounding property or neighborhood;**
- (2) **Secure an appropriate development in harmony with the objectives of the General Plan; or**
- (3) **Prevent or mitigate potential adverse environmental effects of the zone change.**

(b) **Q Classification.**

(1) **Where limitations are deemed necessary the zoning ordinance may, instead of immediately and finally changing the zone or height district on the property, place it in a Q Qualified classification. Except as provided for in Paragraphs (f) of (g) of this subdivision, the Q Qualified classification shall be deemed to be a temporary classification until the time the proceedings are either terminated or completed as provided in this section.**

(2) **Prior to the issuance of permits for the construction of buildings or structures authorized by the Qualified enactment, the plans for them shall be submitted to and approved by the Director as being in full compliance with all limitations and standards set forth in the ordinance.**

(c) **Map Symbol.** The Q classification shall be indicated by the symbol Q in parentheses preceding the proposed designation; for example,

(Q)C2-1.

(d) **Allowed Uses.** While property remains in a Q Qualified classification, whether temporary or permanent as provided for in Subdivision 3 of this subsection, it may be used for any of the uses permitted in the zone applicable to the property prior to its Q Qualified classification, unless the use or uses are prohibited in the zone classification to which the property is being changed, or are subject to limitations as are specified in the Qualified classification to which the property is being changed. Prior to the issuance of permits for the construction of buildings or structures authorized by reason of the Qualified zone enactment, the plans therefor must be submitted to and approved by the Director of Planning or by his designated representative as being in full compliance with all limitations and standards set forth in that ordinance.

(e) **Certificate of Occupancy.** Property shall remain in a temporary (Q) Qualified classification for the period of time provided in Paragraph (f) of this subsection or until a Certificate of Occupancy is issued by the Superintendent of Building for one or more of the uses first permitted by the Qualified zone ordinance. The Superintendent of Building shall notify the Director of the issuance of the Certificate of Occupancy. Once the Certificate of Occupancy is issued: (i) the (Q) Qualified classification shall no longer be considered temporary; (ii) the parentheses shall be removed from the designation; and (iii) the new zone designation shall become finally effective and shall be placed on the appropriate City records with the symbol "Q" being a permanent part of the symbol designation; for example QR3-1. All applicable limitations and/or standards within the Qualified classification ordinance shall thereafter be considered to apply permanently to the specific uses. The temporary Qualified classification and the accompanying conditions that have become permanent and are shown with brackets shall have the same status as those that have become permanent, but shown with neither parenthesis nor brackets. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

(f) **Time Limit. (Amended by Ord. No. 182,106, Eff. 5/20/12.)** Except as provided below and in Subsection I., property shall not remain in a Q Qualified classification for more than six years unless during that time:

(1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or

(2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted.

EXCEPTION: Property may remain in a Q Qualified classification for an additional 60 months if the ordinance creating the classification took effect between July 15, 2005, and December 31, 2007; an additional 48 months if the ordinance took effect between January 1, 2008, through December 31, 2008; and an additional 24 months if the ordinance took effect between January 1, 2009, and December 31, 2010, provided that the Director makes a written finding that the prior discretionary approval and the required environmental review considered significant aspects of the approved project and that the existing environmental documentation under the California Environmental Quality Act is adequate for the issuance of the extension.

When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of the rezoning proceedings.

In addition, the Director may determine that the development has not been continuously and expeditiously carried on to completion, but that one or more usable units has been completed and that the partial development will meet the requirements for the utilization of the (Q) classification. The Director may impose conditions on the partial development to meet the intent of this subdivision. The Director shall advise the Department of Building and Safety of his or her decision. Thereafter, a Certificate of Occupancy may be issued after compliance with the Director's decision, and the temporary (Q) classification shall be permanent on that portion of the property determined by the Director to be appropriate to the completed portion of the development. The Qualified classification and the authority contained therein shall become null and void as to the remainder of the property. Notwithstanding any other provision of this Code to the contrary, no public hearing need be held nor notice be given before terminating the (Q) Qualified classification and restricting the property to its previously permitted uses.

(g) **Non-Conforming Improvements.** In the event that buildings or structures designed for occupancy by uses which were not permitted prior to the (Q) Qualified classification are located on property on which the (Q) Qualified classification is terminated, the buildings or structures shall be completely removed forthwith by the owner at his or her own expense, unless their design is altered and they are immediately completed in full compliance with all applicable regulations for uses permitted prior to the (Q) Qualified classification.

(h) **Q's with T's.** Property may simultaneously be classified as being in a (Q) or [Q] Qualified classification and T Tentative classification. The T designation shall be removed prior to utilization of the additional uses permitted by the (Q) or [Q] Qualified classification. In no event shall there be any change in the time limitations of this section or any extension of them.

(i) **Time Limit Does Not Include Moratoria.** However, for property placed in a Q Qualified classification which is also the subject of a Tentative Map, the six year time period for the Q Qualified Classification shall not include any time during which a development moratorium, as defined in California Government Code Section 66452.6(f), has been imposed and is in existence after the effective date of the ordinance placing the property in a Q Qualified Classification, provided that the moratorium affects the property and does not exceed five years. Provided further that for property placed in a Q Qualified Classification which is also the subject of a Tentative Map and which requires the expenditure of \$125,000.00 or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the Tentative Map, excluding improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to

VALLEY VILLAGE SPECIFIC PLAN

An ordinance establishing a Specific Plan for an area known as Valley Village in the North Hollywood Community Plan Area.

WHEREAS, on March 6, 1986 the City Council instructed the Planning Department to prepare a Specific Plan for the Valley Village area; and

WHEREAS, Valley Village, a predominately single-family neighborhood, is experiencing transitional development, specifically multiple-family and commercial development near traditionally single-family zoned neighborhoods; and

WHEREAS, the present commercial zoning permits commercial development with a wide range of uses, a floor area ratio of 1.5 to 1, and unlimited height; and

WHEREAS, the multiple-family and commercial development allowed by current zoning will cause adverse impacts for adjacent residential neighborhoods such as excessive traffic, parking on adjoining residential streets, inappropriate and undesirable uses such as commercial uses that are incompatible with the surrounding area, blocked views and development of a proportion and scale that is incompatible with adjoining residential neighborhoods;

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1.

ESTABLISHMENT OF SPECIFIC PLAN

The City Council hereby establishes the Valley Village Specific Plan for residential and commercial development in the North Hollywood Community Plan area as shown within the heavy lines on the map and as further described as: the area bounded by Burbank Boulevard to the north, the Hollywood Freeway (I-170) to the east, the Ventura Freeway (I-101) to the south and the Tujunga Wash to the west.

Section 2.

PURPOSES

- A. To assure that the development of the area is in accordance with the provisions of the North Hollywood Community Plan;

- B. To assure orderly, attractive and harmonious multiple residential and commercial developments that are adjacent to the existing single-family developments within the Valley Village area of the North Hollywood Community Plan area;
- C. To provide coordinated and comprehensive standards for height, design, building massing, open space, and landscaping for new projects so that multiple residential and commercial projects are harmonious with adjacent single-family neighborhoods;
- D. To assure that all residential and commercial uses are consistent with the general character of the existing single-family developments within the Valley Village area of the North Hollywood Community Plan area;
- E. To preserve the quality and existing character of the Valley Village area;
- F. To minimize adverse environmental effects of development and promote the general welfare by regulating buildings by height, and bulk, and prohibiting commercial uses which are not compatible to their sites and surroundings, or which cause parking or traffic circulation impacts;
- G. To adequately buffer single-family residential uses from adjacent multiple residential and commercial development;
- H. To preserve stable single-family neighborhoods presently zoned for single-family uses.

Section 3.

RELATIONSHIP TO OTHER PROVISIONS OF CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in provisions of the Los Angeles Municipal Code (hereinafter Code) and do not convey any rights not otherwise granted under such other provisions, except as specially provided herein.
- B. Wherever this Specific Plan contains provisions which require different commercial land uses, building heights, stepback requirements, landscaping requirements, yard setbacks, parking requirements or other provisions which differ from those provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. Procedural requirements of this Specific Plan are set forth in Section 11.5.7 of the Code.

Section 4.

DEFINITIONS

The following words, whenever used in this Specific Plan, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Code and Division 4 of Article IX of the Code, if defined therein:

Drive-through Restaurant: shall mean an establishment which dispenses food for consumption on or off the premises, over a counter, or through a window, to an individual in a vehicle.

Fast-food Restaurant: shall mean an establishment which dispenses prepared food over a counter for consumption on or off the premises, except for a cafeteria, and generates at least 31.6 trips per 1,000 square feet of gross floor area. For purposes of this Specific Plan, **cafeteria** shall mean a restaurant in which the customers serve themselves or are served at a counter and take the food to tables to eat for consumption only on the premises; **trip** shall mean an arrival or a departure during the a.m. or p.m. peak hours by a motor vehicle, as determined by the Department of Transportation; and **gross floor area** shall mean the total square footage confined by the outside surface of the exterior walls of a building, except that square footage devoted to vehicle parking and necessary interior driveways and ramps.

Open Space: shall mean an area open from the ground to the sky intended to be used for active and passive recreation purposes, which is free of storage areas, surface parking for automobiles or trucks, or other improvements. Open Space may include walkways or recreation areas (i.e., swimming pools, barbecue and picnic areas, areas devoted to sports, games and hobbies, fountains, ponds, benches, sun decks and other similar amenities). Projections into yards as specified in Section 12.22 C 20 of the Code are permitted in open space.

Project: shall mean the erection or construction of or addition or alteration to any building or structure which increases the height, floor area, number of dwelling units or number of guest rooms on a residentially or commercially zoned property.

Section 5.

ZONING AND LAND USE

All land uses shall be consistent with the North Hollywood Community Plan and with the additional regulations as specified in this Specific Plan.

- A. Residential Land Uses. One-family residentially zoned lots shall be maintained with one-family dwellings.
- B. Commercial Land Uses. Unless the zoning on a lot is more restrictive than allowed by the C4 Zone, a commercially zoned lot within the Valley Village Specific Plan Area shall be limited to the C4 use limitations in Section 12.16 A 2 of the Code, except that the following uses shall not be permitted:
 - 1. all ground floor residential uses
 - 2. automobile sales, new
 - 3. bathhouses
 - 4. burglar alarm businesses
 - 5. driving schools
 - 6. escort businesses
 - 7. fast-food & drive-through restaurants

8. hotels and motels
9. massage parlors
10. mobilehome sales, new
11. monuments and tombstones, retail sales
12. off-site advertising signs
13. recreational vehicle sales, new
14. rescue missions
15. taxicab businesses
16. trade schools, universities and barber and beauty colleges
17. trailer sales, new

Section 6.

SPECIFIC PLAN DEVELOPMENT REGULATIONS

Any Project on a lot or lots located in whole or in part within the Specific Plan Area as described in Section 1 of this ordinance shall conform to the following development regulations:

A. General Provisions.

1. For multiple-family residential Projects constructed on a lot adjacent to a lot zoned for RW1 or more restrictive residential uses:
 - a. Any portion of a building wall above a height of 26 feet and facing an RW1 or more restrictively zoned lot shall not have any balcony or any openings to a hallway or public stairway. Window openings shall otherwise be allowed 44 inches above the floor in any room.
 - b. Open balcony guardrails on buildings facing an RW1 or more restrictively zoned lot shall be prohibited with the exception that the lower six inches of the guardrail may be open.
 - c. Any area on a rooftop used for recreational purposes shall be fenced off and that enclosure shall be set back 10 feet from the edge of the building. Any rooftop recreation area that is located within 20 feet of a RW1 or more restrictively zoned lot shall have fencing at least six feet in height with opaque or solid wall construction materials.
2. All lighting for a Project shall be low-illumination safety lighting of a color similar to incandescent light which is shielded and directed onto the property on which the Project is located.

B. Building Height.

1. Residential Uses.
 - a. No multiple-family building shall exceed 36 feet in height.
 - b. No one-family building shall exceed 30 feet in height.
2. Building Height and Stepback for Commercial Uses.

NORTH HOLLYWOOD - VALLEY VILLAGE

Community Plan

Chapter I INTRODUCTION

COMMUNITY BACKGROUND

PLAN AREA

The North Hollywood-Valley Village Community Plan Area is located approximately 15 miles northeasterly of downtown Los Angeles. It is bounded on the east by the City of Burbank, south by Sherman Oaks-Studio City-Toluca Lake, north by Sun Valley and west by Van Nuys-North Sherman Oaks community plan areas. The area is comprised of several subareas, the most prominent of these areas being Valley Village, North Hollywood Community Redevelopment Area, and the Valley-Laurel Plaza regional shopping area.

- Valley Village** is bounded by the Hollywood Freeway on the east, Ventura Freeway on the south, Burbank Boulevard on the north, and the Tujunga Wash on the west. In April of 1993, the Valley Village Specific Plan became effective, affording the area protection from the adverse impacts caused by the development of multiple family and commercial properties. Commercial development is located mainly along Laurel Canyon Boulevard, with local commercial centers developed along the main arterials. The majority of the area is developed with single-family homes along the interior streets with multiple residential acting as a buffer from the main arterials.
- The **North Hollywood Redevelopment Area** is generally bounded by Hatteras on the north, Sarah Street, Camarillo Street and the Ventura Freeway on the south, Tujunga and Camellia on the west and Cahuenga on the east. The redevelopment area contains the central business district for the North Hollywood community with the main focus of development located along Lankershim Boulevard.

The North Hollywood Redevelopment Plan was adopted by the City Council in February, 1979, and subsequently amended 1980 and 1988, and 1995, respectively. The most recent amendment establishes a special emphasis on attracting and retaining the arts and entertainment industry in the area. The Redevelopment Project Area is outlined on the Community Plan Map. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework implementing community revitalization activities. All development, including the construction of new buildings, and the remodeling and expansion of existing buildings must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency.

- **Metro Rail/Metrolink** - The Metro Red Line now runs 4.4 miles from Union Station in downtown Los Angeles to MacArthur Park in the Westlake district. Construction is under way to extend the subway to the Mid-Wilshire district in 1996, to extend to Hollywood Boulevard and Vine Street. The Valley's first subway segments of the Red Line will be located at Universal City and North Hollywood.

Although, the Valley is served by the Metrolink Commuter rail service, the Red Line will provide more local, frequent service linking the Valley, Hollywood and downtown Los Angeles throughout the day.

On October 26, 1994, the Metropolitan Transportation Authority (MTA) voted to approve the mid-valley subway option along Burbank and Chandler Boulevards. Additionally, an alternative West Valley alignment running north along Lankershim Boulevard to Oxnard Street, then west to a proposed station at Los Angeles Valley College will also be studied. The adoption of the proposed subway corridor will now enable the MTA to move forward with the environmental studies that must be conducted to qualifying the project for Federal Funds. The North Hollywood transit station will initially serve as the starting point for valley service to downtown Los Angeles.

- **"NoHo" Arts District** - The "NoHo" Arts District within the Redevelopment Area with its collection of live theaters and store front artisan community is becoming the focal point of the area. The City Council recognizing the importance of this district has requested that a Commercial and Artcraft District be formed for the area. The City Planning Commission on February 9, 1995 recommended approval of the creation of a commercial and artcraft district, however City Council has not finalized the commission recommendation. This district will be focused along the commercial corridors of Lankershim between Camarillo Street and Cumpston and Vineland between Camarillo and Magnolia. This will include a pedestrian link between the Commercial Core and North Hollywood Park along Weddington Street between Lankershim and Tujunga.
- The **Valley-Laurel Plaza Regional Shopping Area** provides the community with retail uses contained in two malls located north and south of Victory Boulevard along Laurel Canyon Boulevard. On December 6, 1994, the City Council approved a new community redevelopment Project Area for the Laurel Canyon commercial corridor. The area is generally bounded by Vanowen on the north, Burbank on the south using Laurel Canyon as the main focus. Portions extend to the west of Whitsett, and to Lankershim to the east. The main focus of the redevelopment area is to assist in the rebuilding of structures damaged in the January 17, 1994 earthquake. Additionally the Los Angeles City Planning Commission has approved an expansion of the Laurel Plaza Regional Shopping Center.

COMMUNITY PARTICIPATION

The State of California requires citizen participation in the preparation of the General Plan, Government Code Section 65351 reads: "During the preparation or amendment of the general plan, the planning agency shall provide opportunities for the involvement of citizens, public agencies, public utility

companies, and civic, education, and other community groups, through public hearings and any other means the city or county deems appropriate."

The initial formation of the North Hollywood Plan involved members of the community who helped to identify and define the needs, desires, resources and the unique nature of the community. Subsequent changes in the Plan have served to broaden the community participation that took place with the formation of the original plan. Community participation through an open house held on August 29, 1994 and public hearings, have helped to update the current plan.

COMMUNITY PROFILE

The Community profile contains a series of charts depicting such subjects as population and household growth rate comparisons, household size, age of housing, as well as housing and occupancy factors including years at the same address. Additionally, information is given concerning social demographics.

COMMUNITY ISSUES AND OPPORTUNITIES

The following sections of the Plan summarize the most significant planning land use issues and opportunities facing the North Hollywood-Valley Village Community.

RESIDENTIAL

Preservation and enhancement of the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing.

Issues

- Need to preserve single family neighborhoods.
- Cumulative effects if development exceeds infrastructure capacity.
- Need for more affordable housing.
- Lack of open space in apartment projects.

Opportunities

- Access and proximity to employment.
- Potential for residential and mixed use development along commercial corridors.
- Establish appropriate transitions between commercial (mixed use) and adjoining uses, especially residential.
- Create pedestrian/friendly shopping areas by incorporating street trees, benches, convenient parking/access and maintaining commercial frontage at ground level.
- Complement any unique existing developments/uses.

NEIGHBORHOOD CHARACTER

Opportunities

- Expand manufacturing uses that generate employment for the local work force.
- Attract desirable ("clean") industrial uses, thus generating less harmful pollutants and lower noise levels.
- Potential of joint public and private development around transit station stops.

Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.

Issues

- Scale, density and character of multiple dwelling housing adjacent to single-family homes.
- Impact on street parking from new high density apartments.
- Affects of residential development on commercial corridors.
- The need to preserve and rehabilitate historic areas with a sensitivity to the character of the established neighborhood.
- New development that complements significant historic structures.

Opportunities

- Development of areas adjacent to transit station stops provide opportunities to reflect enhance community identity.
- Potential for appropriately scaled new housing in proximity to transit facilities.
- Inclusion of mixed use development in commercial areas adjacent to transit station stops.
- Develop specific design guidelines for areas located adjacent to commuter rail service and transit station stops.

Chapter II

FUNCTION OF THE COMMUNITY PLAN

STATUTORY REQUIREMENTS

California State Law (Government Code 65300) requires that each city prepare and adopt a comprehensive, long-term general plan for its physical development. It must contain seven mandatory elements including land use, circulation, housing, conservation, open space, noise, and safety. In the City of Los Angeles thirty five community plans comprise the City's Land Use Element.

State of California law requires that the Land Use Element be prepared as part of the city's General Plan, and that the Land Use Element be correlated with the Circulation Element .

The Land Use Element has the broadest scope of the General Plan elements required by the State. Since it regulates how land is to be utilized, many of the issues and policies contained in all other plan elements are impacted and/or impact this element.

Government code 65302(a) states that a land use element designates the proposed general distribution and general location and the extent of the uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.

The North Hollywood-Valley Village Community Plan consists of this text and the accompanying maps. The Community Plan text states the Community's goals, objectives, policies and programs. The Community Plan Map outlines the arrangement and intensity of land uses, the street system, and the locations and characteristics of public service facilities.

The Community Plan addresses all the Elements of the General Plan and is internally consistent with the Citywide Elements of the General Plan. The Citywide Elements take precedence except where unique needs and requirements of the community are called out in the district.

ROLE OF THE COMMUNITY PLAN

The General Plan is the fundamental land use policy document of the City of Los Angeles. It defines the framework by which the City's physical and economic resources are to be managed and utilized over time. Decisions by

the City with regard to the use of land; design and character of buildings and open space, conservation of existing housing and provision for new housing; provisions for the continued updating of the infrastructure; protection of environmental resources; protection of residents from natural and man-made hazards; and allocation of fiscal resources are guided by the Plan.

The Community Plans are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The plan is also intended to guide development in order to create a healthful and pleasant environment. Goals, Objectives, and Policies are created to meet the existing and future needs and desires of the North Hollywood community through the year 2010. The North Hollywood-Valley Village Plan is intended to coordinate development among the various communities of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community.

The General Plan and the Community Plans clarifies and articulates the City's intentions with respect to the rights and exceptions of the general public, property owners, and prospective investors and business interests. Through the Community Plans the City can inform these groups of its goals, policies, and development standards. The Plans communicate what is expected of City government and the private sector in order to meet its objectives.

The Community Plan ensures that sufficient land is designated for housing, commercial and industrial needs as well as educational, cultural, social and aesthetic needs of the residents of the community. The Plan identifies and provides for the maintenance of any significant environmental resources within the Community. The plan also seeks to enhance community identity and recognizes unique areas within the Community.

PURPOSE OF THE COMMUNITY PLAN



The last update of the North Hollywood-Valley Village Community Plan was the AB283 Plan Consistency Program completed in 1988. Since that time, new issues have emerged, and new community objectives regarding management of new development and community preservation have evolved. Consequently, it is necessary to update the Community Plan to reflect current conditions.

This Community Plan was developed in the context of promoting a vision of the North Hollywood area as a community that looks at its past with pride and approaches its future with eagerness, while maintaining its individual identity by:



- Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing.
- Improving the function, design and economic vitality of the commercial corridors.
- Maximizing the development opportunities of the future rail transit system while minimizing any adverse impacts.

- Planning the remaining commercial and industrial development opportunity sites for needed job producing uses that improves the economic and physical condition of the North Hollywood-Valley Village Community Plan area.
- The development of a North Hollywood Art Craft District centered in the central business district along Lankershim.

ORGANIZATION AND CONTENT OF THE COMMUNITY PLAN

This Plan sets forth goals, objectives, policies, and implementation programs that pertain to North Hollywood-Valley Village; whereas broader issues, goals, objectives, and policies are provided by the Citywide Framework, and the other mandatory and permissive Elements of the Los Angeles General Plan.

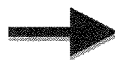
where's the updated report?



The Plan is organized and formatted to facilitate periodic updates. The State recommends that the short-term portions of the General Plan, including the Community Plans, be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. **The State also recommends that the entire plan be comprehensively reviewed every five years to reflect new conditions, local attitudes, and technological advances.**

The principal method for the implementation of the Land Use Map is the Zoning Ordinance. The City's Zoning Map must be updated to remain consistent with the adopted Land Use Map. Together, the Zoning Ordinance and the Zoning Map identify intensity of use and development standards applicable to specific areas and parcels of land within the community.

RELATIONSHIP TO OTHER PLANS/PROGRAMS



The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. **Since State law requires that the General Plan have internal consistency, the North Hollywood-Valley Village Community Plan (which is a portion of the City's Land Use Element) must be consistent with the other elements and components of the General Plan.**

The Citywide General Plan Framework is the umbrella concept of the General Plan which will provide the overall guiding vision for Los Angeles into the 21st Century. It is based on a directed growth strategy which targets residential and commercial growth along boulevards and corridors and clustered development around community focal points and high activity centers. The directed growth strategy expands the centers concept, which was adopted by the City Council in 1974 as the City's long-range development strategy.

The General Plan Framework provides the following 2010 projections for the North Hollywood-Valley Village Plan area.

For each plan category, the Plan permits all identified corresponding zones, as well as those zones which are more restrictive, as referenced in Section 12.23 of the Los Angeles Municipal Code (LAMC). Any subsequent action that codifies the Plan or any monitoring review that results in changes to the Plan must make new Plan consistency findings at the time of the decision.

OBJECTIVES OF THE PLAN

1. To coordinate the development of North Hollywood with other communities of the City of Los Angeles and the metropolitan area.
2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected in the year 2010.
3. To make provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.
 - a. To encourage the preservation and enhancement of the of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.
 - b. To provide multiple- dwelling units for those who cannot afford or do not desire to own their own home, emphasizing the area surrounding the North Hollywood Business District.
4. To promote economic well being and public convenience through:
 - a. Allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.
 - b. Designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.
5. To provide a basis for the location and programming of public facilities services and utilities and to coordinate the phasing of public facilities with private development by:
 - a. Providing neighborhood park and recreational facilities, including bicycle paths that utilize rights-of-way and other public lands where feasible;



- b. Enlarging and expanding library facilities and services to better serve the community;
 - c. Modernizing and enlarging school facilities and providing community education centers to help residents with special problems;
 - d. Improving street lighting throughout the area.
6. To make provisions for a circulation system coordinated with land uses and densities adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.
7. To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region.
8. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity. To discourage the distasteful array of signs and billboards located along the major arteries of the community.



Chapter III

LAND USE POLICIES AND PROGRAMS

POLICIES



The North Hollywood-Valley Village Community Plan has been designed to accommodate the anticipated growth in population and employment of the community to the year 2010. The Plan does not seek to promote nor to hinder growth; rather, it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of low density single-family residential areas, the conservation of open space lands and the concentration of commercial and residential development into the North Hollywood Center (business district and environs); these are intended to be connected to other major Centers of the City by a rapid transit network.

The plan proposes clustering of neighborhood and community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods. Similarly, the plan proposes industrial uses in areas where they will not adversely affect surrounding development.

The Plan stresses the need for the improvement of existing public facilities and the provision of additional facilities to satisfy the needs of both the present and projected populations.

LAND USE

RESIDENTIAL

The Plan provides for properties in residential zones to be developed with densities as designated. Stable, low-density residential areas are generally described as meeting these criteria:

1. Areas zoned for single-family housing and uses exclusively for that purpose,
2. Areas containing single-family housing having a useful life of 20 years or longer.


Features



The Plan proposes that the low-density residential character of North Hollywood-Valley Village should be preserved and that single-family residential neighborhoods be protected from encroachment by other types of uses.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic and ethnic backgrounds. Additionally, low and moderate income housing is needed in all parts of the City.

Accordingly, the Agency, after consultation with the CRA Project Area Committee, may authorize and approve density bonus units provided that:

- No parcel shall be developed at a residential density which exceeds more than 25 percent of the density limitations for that parcel as set forth on the Plan Map.
- The total number of dwelling units permitted in areas designated as Residential or Commercial in the North Hollywood Redevelopment Area shall not exceed 15,000.
-  The Community Redevelopment Agency shall impose such other conditions as are necessary to ensure that all developments will contribute to a desirable residential environment and long-term neighborhood stability.
- Density bonus units shall not be authorized or approved in residential areas with a "Low" designation.
- In no case shall this provision preclude residentially designated property from being developed to the density permitted on the Plan Map.

COMMERCIAL

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population.

Off-street parking shall be provided as required by the Los Angeles Municipal Code. Parking areas shall be located between commercial and residential uses where appropriate to provide a buffer and shall be separated from residential uses by means of at least a wall and/or landscaped setback of sufficient nature to retain the aesthetics of the residential areas.

Within the neighborhood and highway-oriented commercial areas, the height of commercial buildings shall be restricted to 45 feet unless governed by Section 12.21.1A10 (Transitional Heights).

Features

The Plan provides approximately 554 acres of commercial and related parking uses. The economic health of North Hollywood-Valley Village depends on the vitality of, first, the core of the North Hollywood Center (North Hollywood Business District) and second, the Valley-Laurel Plaza regional shopping area. The North Hollywood Business District, the historical focal point of the community, should be developed with professional offices, artists in residence, other retail stores, financial establishments and entertainment facilities. It should be served by a rapid transit station.

The Plan proposes that the quantity of strip commercial zoning along certain streets outside the North Hollywood Business District and Valley Laurel Plaza be reduced by redesigning underutilized and unneeded commercial zones for residential use.

Chapter IV

COORDINATION OPPORTUNITIES OF PUBLIC AGENCIES

PROGRAMS

These programs establish an outline for guiding development of the North Hollywood-Valley Village community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place following adoption of the Plan. The described actions will require the use of a variety of implementations methods.

PUBLIC IMPROVEMENTS

Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are required.

- Continued development of the highway and street systems in conformance existing programs.
- Continued planning of and improvements to the public transportation system in the community.
- Continued planning of street alignments that do not impact residential areas located adjacent to industrially developed properties.

Recreations, Parks and Open Space

The City should accelerate acquisition, expansion and improvement of needed local parks though out the community.

- Site acquisition and development of neighborhood parks at appropriate locations in the community should take precedence over that of community parks. The central portion of the community should be given first consideration.
- The City should encourage continuing efforts by the County, State and Federal agencies to acquire lands for publicly owned open space. Also, a concerted program should be established for beautification and multipurpose use, including bikeways, and open space along freeways and on other public properties.

Schools

To improve future school facilities the following is recommended:

- Initiate site acquisition for the expansion of existing facilities at Oxnard Street, Victory Boulevard and Toluca Lake Elementary Schools.
- The development of school facilities should be sequenced and timed to provide a balance between land use and public services at all times.

ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- In addition to public facilities and open space zones, the City can initiate redesignation to zones appropriate to the Plan.
- Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone and or a Plan Amendment.
- Initiate changes to industrial zones to reclassify these zones to the MR zone category to protect the industrial area from the intrusion of commercial type uses.

CODE ENFORCEMENT

A code enforcement program should be applied to the North Hollywood-Valley Village community to ensure proper maintenance of the Community's housing, commercial and industrial supply.

- (2) Notwithstanding paragraph (1), the tolling of the limitation periods provided pursuant to subdivision (d) shall apply if a mediation conducted pursuant to this section is completed on or after January 1, 2016.

§ 21168. REVIEW OF DETERMINATION; FINDING OR DECISION OF PUBLIC AGENCY; LAW GOVERNING; SCOPE

Any action or proceeding to attack, review, set aside, void or annul a determination, finding, or decision of a public agency, made as a result of a proceeding in which by law a hearing is required to be given, evidence is required to be taken and discretion in the determination of facts is vested in a public agency, on the grounds of noncompliance with the provisions of this division shall be in accordance with the provisions of Section 1094.5 of the Code of Civil Procedure.

In any such action, the court shall not exercise its independent judgment on the evidence but shall only determine whether the act or decision is supported by substantial evidence in the light of the whole record.

§ 21168.5. ABUSE OF DISCRETION

In any action or proceeding, other than an action or proceeding under Section 21168, to attack, review, set aside, void or annul a determination, finding, or decision of a public agency on the grounds of noncompliance with this division, the inquiry shall extend only to whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the agency has not proceeded in a manner required by law or if the determination or decision is not supported by substantial evidence.

§ 21168.6. MANDATE TO PUBLIC UTILITIES COMMISSION; SUPREME COURT JURISDICTION

In any action or proceeding under Sections 21168 or 21168.5 against the Public Utilities Commission the writ of mandate shall lie only from the Supreme Court to such commission.

§ 21168.6.5.

- (a) For the purposes of this section, the following definitions shall apply:
- (1) "Applicant" means a private entity or its affiliates that proposes the project and its successors, heirs, and assignees.
 - (2) "Initial project approval" means any actions, activities, ordinances, resolutions, agreements, approvals, determinations, findings, or decisions taken, adopted, or approved by the lead agency required to allow the applicant to commence the construction of the project, as determined by the lead agency.
 - (3) "Project" means a project that substantially conforms to the project description for the Convention Center Modernization and Farmers Field Project set forth in the notice of preparation released by the City of Los Angeles on March 17, 2011.
 - (4) "Stadium" means, except as the context indicates otherwise, the stadium built pursuant to the project for football and other spectator events.
 - (5) "Subsequent project approval" means any actions, activities, ordinances, resolutions, agreements, approvals, determinations, findings, or decisions by the lead agency required for, or in furtherance of, the project that are taken, adopted, or approved following the initial project approvals until the project obtains certificates of occupancy.
 - (6) "Trip ratio" means the total annual number of private automobiles arriving at the stadium for spectator events divided by the total annual number of spectators at the events.
- (b) (1) This section does not apply to the project and shall become inoperative on the date of the release of the draft environmental impact report and is repealed on January 1 of the



Permit and Inspection Report

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5258 N HERMITAGE AVE 91607

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PLEASE CLICK ON AN APPLICATION/PERMIT NUMBER TO GET MORE DETAILS:

[Parcel Profile Report](#)

[LADBS Home](#)

[LAHD Property Activity Report](#)

[Disclaimer](#)

APPLICATION/ PERMIT NUMBER	PC / JOB NUMBER	TYPE	STATUS	STATUS DATE	EXCERPT OF WORK DESCRIPTION
15019 20000 00498	B15VN01521	Bldg-Demolition	Issued	04/23/2015	DEMO SFD TO CLEAR LOT
15019 20000 00496	B15VN01521	Bldg-Demolition	Issued	04/23/2015	DEMO SFD TO CLEAR LOT
14030 20000 05392	B14VN10777	Grading	Application Submittal	08/29/2014	VOID
15030 10000 03449	B15LA07014	Grading	Reviewed by Supervisor	06/29/2015	GRADING PLAN R&R. SITE GRADING. (7579=CY). RET. WALL (\$15,000)
98044 40000 09504	--	HVAC	Permit Finaled	01/11/2007	REPLACE FLOOR HEATER

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The City of Los Angeles
Department of Building and Safety

5258 N HERMITAGE AVE 91607

Application / Permit 15019-20000-00496
Plan Check / Job No. B15VN01521
Group Building
Type Bldg-Demolition
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description DEMO SFD TO CLEAR LOT
Permit Issued Issued on 4/23/2015
Issuing Office Valley
Current Status Issued on 4/23/2015

Permit Application Status History

Submitted	2/6/2015	APPLICANT
Assigned to Plan Check Engineer	2/6/2015	SIAVOSH POURSAZHIAN
Corrections Issued	2/6/2015	GUANG MIN TUNG
Plan Check Approved	4/23/2015	STANLEY RAAP
Issued	4/23/2015	LADBS

Permit Application Clearance Information

Specific Plan	Cleared	4/23/2015	TOM GLICK
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Contact Information

Contractor	Owner-Builder	Permit and Inspection Report Detail
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Inspector Information

SAMUEL KOURKOS, (818) 374-1164	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.

Inspection Request History



The City of Los Angeles
Department of Building and Safety

5258 N HERMITAGE AVE 91607

Application / Permit 15030-10000-03449
Plan Check / Job No. B15LA07014
Group Building
Type Grading
Sub-Type Apartment
Primary Use (60) Grading - Non-Hillside
Work Description GRADING PLAN R&R. SITE GRADING. (7579=CY). RET. WALL (\$15,000)
Permit Issued No
Current Status Reviewed by Supervisor on 6/29/2015

Permit Application Status History

Submitted	5/20/2015	APPLICANT
Assigned to Plan Check Engineer	6/11/2015	TSE MING HUANG
Corrections Issued	6/19/2015	TSE MING HUANG
Reviewed by Supervisor	6/29/2015	HOK CHI CHIU
Building Plans Picked Up	6/30/2015	APPLICANT

Permit Application Clearance Information

Low Impact Development	Not Cleared	6/19/2015	TSE MING HUANG
Specific Plan	Not Cleared	6/19/2015	TSE MING HUANG
ZI	Not Cleared	6/19/2015	TSE MING HUANG
Eng Process Fee Ord 176,300	Not Cleared	6/29/2015	HOK CHI CHIU
Work Adjacent to Public Way	Not Cleared	6/29/2015	HOK CHI CHIU

Contact Information

No Data Available.

Inspector Information

No Data Available.

Federal Environmental Requirements for Construction

What Do You Need to Consider?

Do you perform clearing, grading, or excavation activities? Do you build roads, golf courses, playing fields, homes, or buildings? Are you involved in demolition activities? Will you discharge dredged or fill material to a waterway or wetland? Are you involved in tunnel or pipeline projects?

If so, you may be responsible for ensuring that requirements in federal environmental regulations are met. Depending on the regulation, a violation can result in a civil penalty up to \$27,500 per day and a criminal penalty of up to \$250,000 and 15 years in prison.

This guide provides information on federal environmental requirements for construction projects. It is written primarily for owners of construction projects and for general contractors who supervise construction projects. Subcontractors also may find the information useful.

EPA delegates authority to implement certain regulatory programs to some states. A state may have requirements that are more stringent than the federal requirements. Therefore, be sure to check with your state and local agencies before starting a construction project.