



**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CEQA APPEAL

ENVIRONMENTAL DOCUMENT:	RELATED CASES:	COUNCIL DISTRICT:
ENV-2015-3154-CE	AA-2015-3153-PMLA-SL	13
PROJECT ADDRESS:		
1119 SANBORN AVENUE		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Thomas Bayles Alan Quach Urban Asset Group 514 N. Vega Street Alhambra, CA 91801	626-731-4838	thomas@urbanassetgroup.com alan@urbanassetgroup.com
Representative: Yomar De La Vega 280 W. Channel Road Santa Monica, CA 90402	310-621-1498	Yomar@oxarchitects.com
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Madeleine Huttenback Sanborn Avenue Neighbors Association 1124 Manzanita Street Los Angeles, CA 90029	213-220-1169	madsstickss@gmail.com
FINAL PROJECT DESCRIPTION:		
<p>Categorical Exemption (CE) and the related California Environmental Quality Act (CEQA) findings and an appeal filed Madeleine Huttenback, on behalf of the Sanborn Avenue Neighbors Association brought under California Public Resources Code Section 21151 (c) of CEQA, from the determination of the East Los Angeles Area Planning Commission (ELAAPC) in adopting the CE for a proposed small lot subdivision Case Number AA-2015-3153-PMLA-SL, for the property located at 1119 Sanborn Avenue within the Silver Lake-Echo Park-Elysian Valley Community Plan area.</p> <p>On June 8, 2016, (Letter of Determination dated July 6, 2016), the ELAAPC sustained the determination of the Deputy Advisory Agency in approving the subdivision of a maximum of four (4) small lots for the construction, use, and maintenance of four (4) small lot homes.</p>		

ATTACHMENTS:	REVISED :	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Ordinance <input type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input checked="" type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
FISCAL IMPACT STATEMENT:			
<input type="checkbox"/> Yes <input type="checkbox"/> No <p style="text-align: center;">*If determination states administrative costs are recovered through fees, indicate "Yes".</p>			
PLANNER CONTACT INFORMATION:		TELEPHONE NUMBER:	EMAIL ADDRESS:
Jojo Pewsawang		213-978-1214	jojo.pewsawang@lacity.org
PLANNING COMMISSION:			
East Los Angeles Area Planning Commission			
PLANNING COMMISSION HEARING DATE:		COMMISSION VOTE:	
June 8, 2016		4 - 0	
TRANSMITTED BY:		TRANSMITTAL DATE:	
Harold Arrivillaga		September 22, 2016	



EAST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California 90012-4801, (213) 978-1300
<http://planning.lacity.org>

Determination Mailing Date: JUL - 6 2016

CASE NO.: AA-2015-3153-PMLA-SL-1A
CEQA: ENV-2015-3154-CE

Location: 1119 North Sanborn Avenue
Council District: 13 – O'Farrell
Plan Area: Silver Lake-Echo Park-
Elysian Valley
Zone: RD2-1VL

Applicant: Alan Quach, Urban Asset Group
Representative: Yomar De La Vega, OXA Architects

Appellant: The Sanborn Avenue Neighbors Association

At its meeting on **June 8, 2016**, the following actions were taken by the **East Los Angeles Area Planning Commission:**

1. **Denied** the appeal and Sustained the actions of the Deputy Advisory Agency for the subdivision of a maximum of four (4) small lots for the construction, use, and maintenance of four (4) small lot homes, pursuant to the provisions of Los Angeles Municipal Code Section 17.52.
2. **Adopted** the Findings of the Deputy Advisory Agency.
3. **Adopted** Categorical Exemption No. ENV-2015-3154-CE (Article III, Section 1, Class 15)
Class 15: consists of the division or property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have a slope greater than 20%.
4. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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

This action was taken by the following vote:

Moved: Commissioner Arellano
Seconded: Commissioner Stein
Ayes: Commissioners Alarcon and Choi
Absent: Commissioner Diel

Vote: 4 - 0

Effective Date/Appeals:
Effective upon mailing of this notice

Appeal Status:
Not further appealable to City Council


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

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

Attachments: Staff Recommendation Report dated April 26, 2016

cc: Notification List
Jojo Pewsawang

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



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INFORMATION
<http://planning.lacity.org>

Decision Date: April 26, 2016

Appeal Period Ends: May 11, 2016

Alan Quach (A)
Urban Asset Group
514 North Vega Street
Alhambra, CA 91801

Thomas A. Bayles (O)
Urban Asset Group
514 North Vega Street
Alhambra, CA 91801

Yomar De La Vega (R)
OXA Architects
280 West Channel Road
Santa Monica, CA 90402

RE: Preliminary Parcel Map No. AA-2015-3153-
PMLA-SL
Address(s): 1119 Sanborn Avenue
Related Case(s): N/A
Planning Area: Silver Lake-Echo Park
Elysian Valley
Zone : RD2-1VL
D. M. : 145-5A201 and 145-5A203
C. D. : 13
CEQA : ENV-2015-3154-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Parcel Map No. AA-2015-3153-PMLA-SL, located at 1119 Sanborn Avenue for a maximum of 4 **Small Lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated January 7, 2016 in the Silver Lake-Echo Park-Elysian Valley Community Plan. This unit density is based on the RD2-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2.5-foot wide strip of land be dedicated along the alley (Wit Place) adjoining the subdivision to complete a 10-foot wide half right-of-way dedication.
2. That if necessary and for the street address purposes, if this parcel map is approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
3. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
4. That any necessary public sanitary sewer easement with sufficient width be dedicated on the final map based on an alignment approved by the West Engineering District Office.
5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXP00136 expediting this project be paid.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Sanborn Avenue adjoining the subdivision by repairing and replacing any broken or off grade curb, gutter, sidewalk, and roadway pavement; plant trees and landscape the parkway area.
 - b. Improve the alley (Wit Place) being dedicated and adjoining the subdivision by reconstruction of a 2-foot wide longitudinal concrete gutter and suitable surfacing to complete a 17.5-foot wide alley pavement, including reconstruction of the alley intersection with Sanborn Avenue, together with any necessary removal and reconstruction of the existing improvements.
 - c. Construct the necessary house connections to serve each parcel, or any other arrangement acceptable to the Central Engineering District Office.

Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.
 - c. Lot 1 do not comply with the minimum 15 ft. front yard setback along Sanborn Avenue after required street dedication is taken as required for the **RD2-1VL** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - d. Resubmit the map to provide and maintain a minimum 20 ft. common access for lot frontage, driveway, and egress/ingress purposes all the way to the public street. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning to allow Lots 2-4 to front the alley.
 - e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

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

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with

the current Zoning Code requirement.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation (DOT) for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. All driveways should be Case 2 driveways and 30 feet and 16 feet wide for two-way and one-way operations, respectively, or to the satisfaction of DOT.
 - b. That the project be subject to any recommendations from the Department of Transportation.

Notes:

Please contact this section at (213) 482-7024 for any questions regarding the above.

FIRE DEPARTMENT

11. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Note:

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

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

BUREAU OF STREET LIGHTING

13. Prior to the recordation of the final map, 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.
 - a. Construct new street light: one (1) on Sanborn Avenue

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

15. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

16. That the Quimby fee be based on the RD2-1VL Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

17. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and four trees on the site to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency.

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2015-3153-PMLA-SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of four (4) small lots.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
 - d. 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.
 - 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 considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the

public right-of-way.

- h. **TENANT RELOCATION ASSISTANCE.** That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

19. Small Lot Standards:

- a. Provide and maintain a 5-foot common access strip, clear to the sky, for lots 1, 2, 3, and 4, all the way to the public street for pedestrian access purposes.
- b. A utility easement with a minimum width of 5 feet shall be maintained open to the sky.
- c. Trash and recycling receptacles shall be located out of the public right-of-way and individual bins shall be stored privately in garages. Trash collection shall be coordinated and signed off satisfactory to the Bureau of Sanitation.
- d. A Maintenance Agreement shall be formed for the small lot portion of the project, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, public access way(s), walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land and including the remaining parcels. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- e. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

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

- 1) Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	Front	Rear	Side (East)	Side (West)
1	7.5'-16.6'	32.1'	8.2'	0.2'
2	7.4'-16.5'	22.8'	1.0'	0.2'
3	6.8'-15.8'	14.2'	1.0'	0.2'
4	6.0'-15.1'	5.6'	1.0'	9.8'

- 20. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 21. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

The applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms

consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS OF FACT (CEQA)

The Department of City Planning, on January 25, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designate the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2015-3153-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The adopted Silver Lake – Echo Park – Elysian Valley Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zone of RD1.5, RD2, RW2, and RZ2.5. The property contains approximately 0.17 net acres (7,365 square feet) and is presently zoned RD2-1VL (approximately 8,600 square feet when including half the alley). The applicant is proposing to develop four (4) Small Lot Homes on a site consisting of four (4) Small Lots, per the Small Lot Ordinance and the Subdivision Map Act.

The project will provide much needed new home ownership opportunities for the Community Plan area. The Silver Lake-Echo Park-Elysian Valley Community Plan, a part of the Land Use Element of the City's General Plan, states the importance of promoting and ensuring "the provision of adequate housing for all persons, including special needs populations, regardless of income, age or ethnic backgrounds" (Objective 1-4). Applicable policies include the promotion of "greater individual choice in type, quality, price and location of housing" (Policy 1-4.1), and increasing "home ownership options by providing opportunities for development of townhouses, condominiums and similar types of housing" (Policy 1-4.4).

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan, which includes Urban Form and Neighborhood Design (Chapter 5 of the General Plan Framework Element). The proposed project activates the site by providing well-designed homes with articulated building facades, landscaping along the project's street frontages, and employing a variety of materials to break up the project's massing. The project's density, height, setbacks, and massing are consistent with the site's existing zoning regulations, the Small Lot Ordinance, and Chapter 5 of the General Plan Framework Element.

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

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). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Silver Lake – Echo Park – Elysian Community Plan and are not subject to any Specific Plan requirements. Sanborn Avenue is a Local Street dedicated to a 60-foot width at the project's street frontage. For the purposes of approving a small lot subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Staff received recommendations from the Bureau of Engineering for the construction of the necessary house connection sewers, dedication of two feet along the alleyway (Wit Place), and the reconstruction of a 2-foot wide longitudinal concrete gutter and suitable surfacing to complete a 17.5-foot wide alley pavement. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

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

A mix of multi-family residential and commercial makes up the general character of the surrounding neighborhood. The project is located near Sunset Junction in the heart of Silver Lake. The general area surrounding the site is developed with mixed-use, multi-family and single-family dwellings that range in height from one to three-stories. The northern adjoining properties are zoned RD2-1VL and are developed multi-family residential developments. The eastern adjoining properties (across Sanborn Avenue) are zoned RD2-1VL and are developed with a surface parking lot and multi-family residential developments. The southern adjoining properties (across the alleyway) are zoned [Q]C2-1VL and are developed with a two-story and a three-story mixed-use development with ground floor commercial (fronting Sunset Boulevard) and residential on the upper floors.

The project site is an underutilized lot that consists of 7,365 square feet of land, is currently improved with two structures with three dwelling units, which will be demolished as part of the implementation of the proposed project. The proposed project is considered an infill development in a neighborhood that has a mix of commercial and residential uses and is consistent with the density and height district of the RD2-1VL Zone. The project site is located within 0.1 kilometers of the nearest known fault (Upper Elysian Park). The site is not located within a hillside area, high fire hazard area, landslide area, tsunami inundation zone, or flood zone. The site is not identified as having hazardous waste or past remediation. The project site is located within a BOE Special Grading Area. The site is located within Flood Zone Type C, outside of a Flood Zone.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

Adjacent land uses consist of multi-family, mixed-use, and commercial land uses. The project proposes the development of four (4) single-family small lot dwellings consistent with the density of the RD2 Zone. The applicant is permitted to construct four (4) residential condominiums or apartment units by-right per the RD2 Zone.

The proposed project would provide an appropriate transitional development between the mixed-use commercial developments to the south and the multi-family and single-family uses to the north, east, and west. The site is currently developed with a three-unit residence consisting of two buildings, constructed in 1919 and 1923, respectively. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Ordinance No. 176,354. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

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

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

No such easements are known to exist. Needed public access for roads and

utilities will be acquired by the City prior to the recordation of the proposed tract.

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

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

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

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

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

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

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2015-3153-PMLA-SL.

Vincent P. Bertoni, AICP
Advisory Agency



Jordann Turner
Deputy Advisory Agency

JT:JP

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the **East Los Angeles Area Planning Commission**, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

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

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

Determination Letter for **AA-2015-3153-PMLA-SL-1A**

Mailing Date: July 6, 2016

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