



DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

South Valley Area Planning Commission

Date: December 8, 2016
Time: After 4:30 p.m.*
Place: Marvin Braude San Fernando Valley
First Floor Meeting Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Public Hearing: Required

Appeal Status: Appealable to City Council
Expiration Date: December 21, 2016

Case No(s): VTT-74064-SL-1A
CEQA No.: ENV-2016-1573-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 2
Plan Area: Sherman Oaks –
Studio City – Toluca
Lake – Cahuenga
Specific Plan: N/A
Certified NC: Studio City
GPLU: Low Medium
Residential
Zone: RD1.5-1-RIO
Appellant: Doug Ellis
Julie Faubert
Applicant: Apik Minnassian,
Tujunga Village, LLC.
Representative: Thomas Iacobellis,
Iacobellis &
Associates, Inc.

PROJECT LOCATION: 4531, 4535, 4535 ½, and 4537 North Tujunga Avenue

PROJECT: The project involves the demolition of two (2) existing triplexes on site, and the construction, use, and maintenance of eight (8) new 3-story small lot homes with roof terraces on an approximately 12,794 net square foot site. The project proposes a total of 16 parking spaces within private garages.


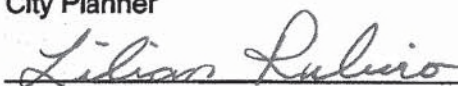
REQUEST: Appeal from the entire decision by the Deputy Advisory Agency in approving VTT-74064-SL and adopting Mitigated Negative Declaration ENV-2016-1573-MND.

RECOMMENDATION:

1. Deny the Appeal on VTT-74064-SL.
2. Sustain the action of the Deputy Advisory Agency in approving VTT-74064-SL.
3. Adopt the findings of the Deputy Advisory Agency.

4. Adopt Mitigated Negative Declaration ENV-2016-1573-MND and Mitigated Monitoring and Reporting Program.

VINCENT P. BERTONI, AICP
Director of Planning


Henry Chu
Deputy Advisory Agency
Jordann Turner
City Planner

Lilian Rubio
Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *South Valley Area Planning Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012* (Phone No.213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission 10 days prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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5. Advisory Agency Decision Letter
6. Environmental Document
7. Neighborhood Council Letter

STAFF APPEAL REPORT

Background

The subject property is a rectangular-shaped, parcel of land, consisting of two tied lots, having a frontage of approximately 98 feet on the east side of Tujunga Avenue and a depth varying from approximately 123 feet to 130 feet. The subject site contains a total of 12,794 net square feet of lot area. The subject site is zoned RD1.5-1-RIO and designated Low Medium Residential in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Community Plan.

The tract was approved for the creation of eight lots for eight residential dwellings under the Small Lot Ordinance. The lot areas range in size from 1,267 square feet to 2,216 square feet. The lots therefore meet the minimum 600 square-foot lot size of the Small Lot Ordinance. Lot coverage for each lot is less than the permitted 80 percent. All lots meet the minimum lot width requirement of 16 feet.

As designed each dwelling unit will be three stories and have a maximum height of 35 feet, 3 inches to the parapet. This is consistent with the permitted height of 45 feet in Height District No. 1. Each dwelling unit will have a two-car garage. No guest parking is being provided. Vehicular access to all Lots will be directly from Tujunga Avenue via a 22-foot wide driveway. On the northern and southern boundary of the site as well as in between Lots 3 and 5 and Lots 4 and 6 there will be approximately five-foot pedestrian walkways. Trash/recycle containers will be located in individual garages.

The tract map was approved with the following setbacks:

Lot No.	Setbacks			
	Front (E)	Side (N)	Rear (W)	Side (S)
1	22'-0"	5'-0"	0'-3"	8'-0"
2	22'-0"	8'-0"	0'-3"	5'-0"
3	0'-3"	5'-0"	3'-0"	8'-0"
4	0'-3"	8'-0"	3'-0"	5'-0"
5	3'-0"	5'-0"	0'-3"	8'-0"
6	3'-0"	8'-0"	0'-3"	5'-0"
7	0'-3"	5'-0"	6'-4"	8'-0"
8	0'-3"	8'-0"	6'-4"	5'-0"

Surrounding properties are within the RD1.5-1-RIO and R1-1-RFA-RIO and are characterized by level topography and substandard and standard lot width. The properties immediately neighboring and north of the site are developed with one-story single-family and multi-family dwelling units also in the RD1.5-1-RIO Zone. Properties east, across Tujunga Avenue of the project site are zoned RD1.5-1-RIO, and are currently improved with one-story single family dwelling and duplex. Properties to the south are all multi-family dwellings and zoned RD1.5-1-RIO. Immediately adjacent to the west, it is zoned R1-1-RFA-RIO and is developed with one and two-story single-family homes.

A public hearing was held on the Vesting Tentative Tract Map on August 16, 2016. The applicant, the Planning Deputy for Council District Office No. 2, and nine persons from the public, including the President of the Studio City Neighborhood Council (SCNC), spoke at the hearing and presented a letter to the Deputy Advisory Agency. Issues raised at the hearing included a lack of

community outreach by the developer, concerns about the height of the proposed homes, and the project being out of character with the neighborhood. The Deputy Advisory Agency took the case under advisement to allow the applicant to appear before the Council District's office to discuss the surrounding neighbors' concerns regarding the project and to address all of the concerns raised by the SCNC letter. The Letter of Determination was issued on November 10, 2016.

THE APPEAL

One appeal was filed by Doug Ellis and Julie Faubert. The following is a summary of the appeal and staff's response.

Appellant's Statements 1:

Height of proposed buildings: Subterranean or partial subterranean parking is needed to lower height and address solar access concerns.

Staff's Response:

The project site is zoned RD1.5-1-RIO. The Height District 1 limits the height of any proposed project to 45 feet. The proposed project's height is 35 feet, 8 inches without the stairwell enclosure. With the addition of the stairwell enclosure, the total building height is 42 feet, 5 inches. Therefore, the proposed project height for all small lot homes does not exceed the height allowed pursuant Los Angeles Municipal Code Section 12.121.1-A.1.

Appellant's Statements 2:

Rooftop: It is unclear how rooftop will be used by occupants and what structures may be on rooftop.

Staff's Response:

According to the applicant, the proposed rooftop decks will be used as outdoor space for each individual home. The rooftop proposed to have a stairwell and mechanical enclosure that will increase the height of the building to 42 feet, 5 inches from the proposed height of 35 feet, 8 inches to the parapet. Los Angeles Municipal Code Section 12.21.1(a) states that any roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height. The project site is zoned RD1.5-1-RIO, providing a height limit of 45 feet. The height of the building including the stairwell enclosure will be 42 feet, 5 inches, falling below the maximum allowed height per the Zone.

Appellant's Statements 3:

Lack of solar access for adjoining R1 properties.

Staff's Response:

The original design for the project provided a rear yard setback of 6 feet, 4 inches instead of the 5 feet setback required under the City of Los Angeles Small Lot Subdivision Ordinance. In addition, the third and roof deck levels of the units closest to the R1 zoned neighbors' properties step back further to 12 feet, 4 inches from the westerly property line. As previously indicated, the

property's zoning is RD1.5-1-RIO and allows for the construction of a building up to 45 feet in height. The project is designed so all proposed homes do not exceed a height of approximately 35 feet, 3 inches.

Appellant's Statements 4:

Developer's revised plans have not been shown to us.

Staff's Response:

The updated plan set was received by the Department of City Planning on October 4, 2016 and has been available for public viewing.

Appellant's Statements 5:

The decision does not consider the fact that R1 single family homes are directly behind this property and on one side.

Staff's Response:

The Advisory Agency conditioned the subject subdivision to provide hedges along the western property line adjacent to the neighboring residences and be in conformance with the Los Angeles Municipal Code Section 12.22-C, 20(f) and to extend the west facing parapet of western rear dwelling units to a minimum of five (5) feet above the subject building height, and to remove all exterior columns and beams that surround the stairwell enclosures from all the dwelling units (Condition Nos. 17.d, e, f)

Appellant's Statements 6:

The density of this structure is out of scale with the neighborhood.

Staff's Response:

The project site is located within the RD1.5-1-RIO Zone, which permits a minimum lot area per dwelling unit of 1,500 square-feet. The site is a rectangular-shaped lot with a net lot area of 12,794 square-feet, which allows a maximum of eight (8) units. The project density is thus appropriate for the site.

Appellant's Statements 7:

The decision makers failed to address the directives of the community plan. They did not take into consideration the negative impact on the adjoining R1 single family homes on Kraft Avenue behind the proposed structures and next door.

Staff's Response:

The request is an infill project in an otherwise developed community. The Advisory Agency made Findings of Fact of consistency with the General Plan, The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Community Plan. The proposed subdivision site is located in a multi-family

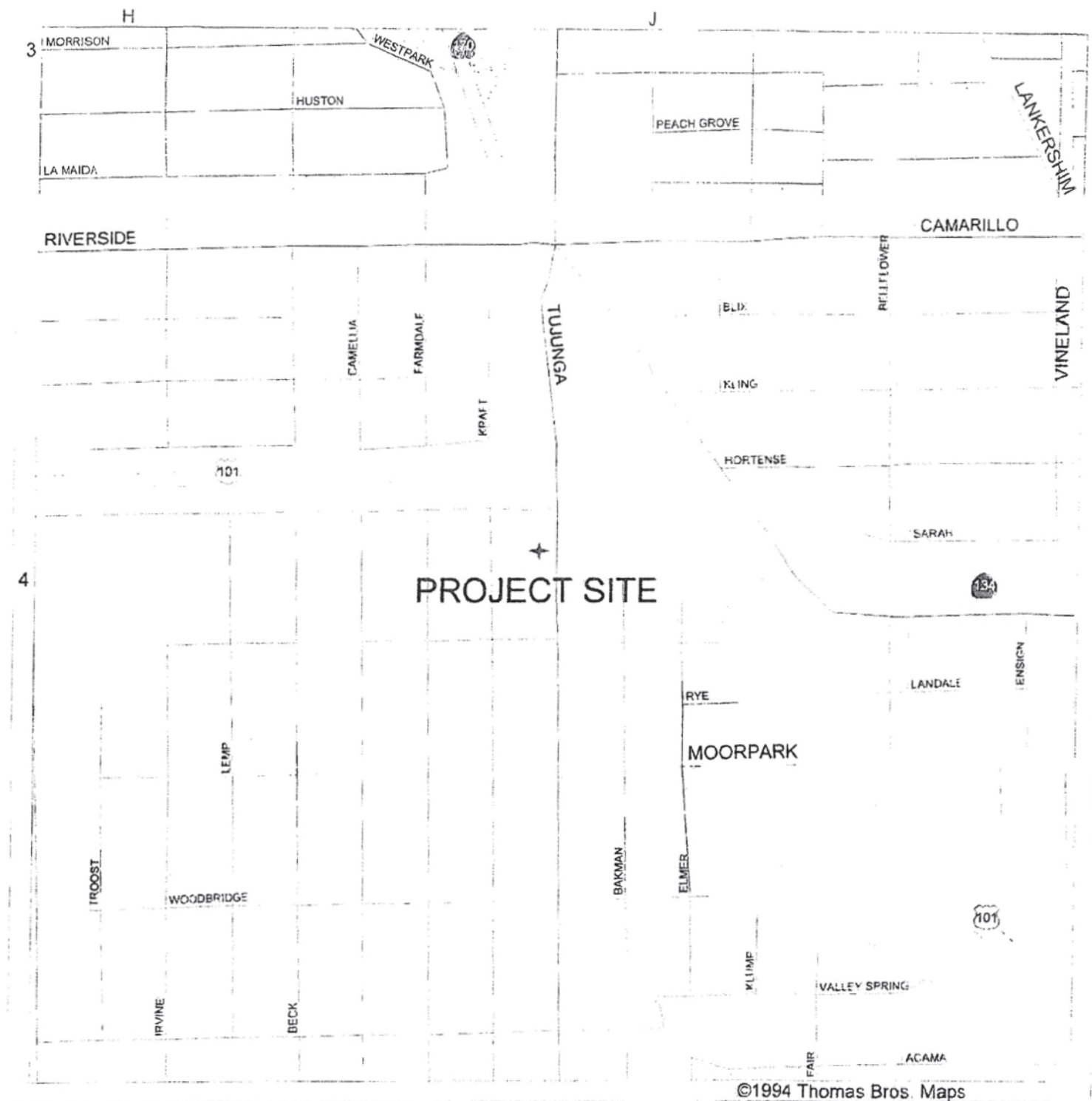
residential zone and is compliant to the zone regulations currently existing. Additionally and in response to the applicant's meeting with the Studio City Neighborhood Council and Council District 2, the Advisory Agency conditioned the subject subdivision to comply with a set of design requirements in order to provide additional buffering between the R1 and project site. Additionally, the project is providing a minimum westerly setback of 6 feet 4 inches to distance the new homes from the R1 property line.

STAFF RECOMMENDATION

The Deputy Advisory Agency approved a tract map for the subdivision of one lot into eight (8) small lots for the construction of eight (8) small lot homes. The approved tract map is in conformance with the regulations of the LAMC, Subdivision Map Act, and Small Lot Subdivision Ordinance; has been designed to substantially comply with the Small Lot Design Guidelines; is consistent with the intent and purpose of the General Plan; and the project site is suitable for the proposed density of the development. The Small Lot Subdivision approval was determined to be appropriate given the project's site RD1.5-1-RIO zoning and Low Medium Residential land use.

In consideration of all the facts and applicable codes, policies, ordinances, and the Subdivision Map Act, the Deputy Advisory Agency acted reasonably in approving Vesting Tentative Tract No. 74064-SL. Therefore, staff recommends to the South Valley Area Planning Commission that the decision of the Deputy Advisory Agency be sustained and the appeal be denied.

EXHIBIT 1
VICINITY MAP



VICINITY MAP

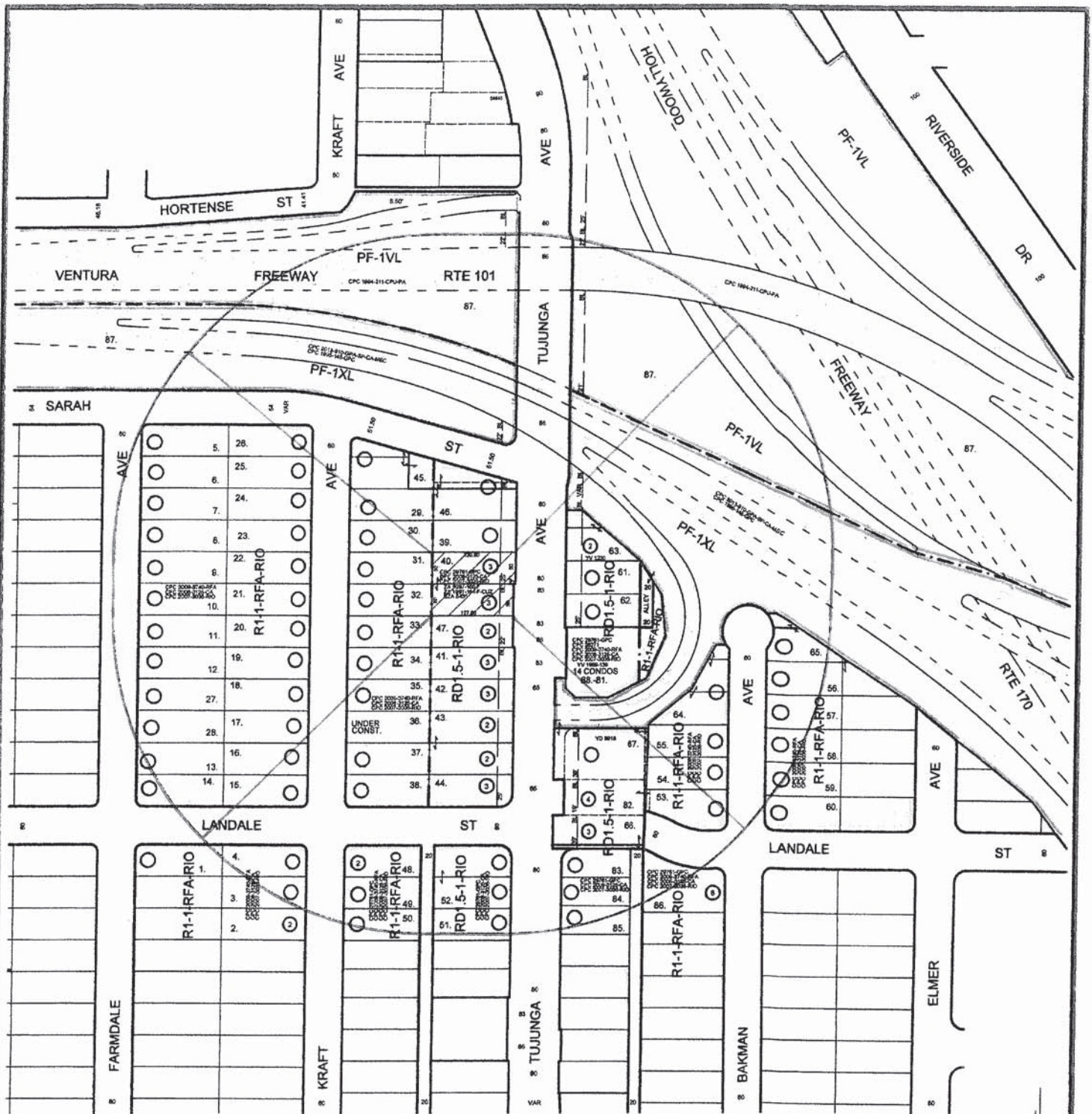
VT774064-SL

SITE : 4531 & 4535 TUJUNGA AVENUE

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

EXHIBIT 2

RADIUS MAP



OWNER/APPLICANT
TUNJUNGA VILLAGE LLC
ATTN: APIK MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014
VTY 74064

REPRESENTATIVE
IACOBELLIS & ASSOCIATES INC
ATTN: THOMAS IACOBELLIS
11145 TAMPA AVE #115B
NORTHRIDGE CA 91326
(818) 366-9222

VESTING TENTATIVE TRACT MAP NO. 74064

LEGAL: LOTS 86 & 87, TRACT NO. 9502.

SITE: 4531-4535 TUNJUNGA AVE.

C.D. 2
C.T. 1433.00
P.A. SHERMAN OAKS-STUDIO CITY-
TOLUCA LAKE-CAHUENGA PASS

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

0.29 NET AC.

CASE NO.
DATE: 04-06-2016
SCALE: 1" = 100'
USES FIELD
D.M. 168 B 173, 168 B 169,
165 B 173, 165 B 169
T.B. PAGE: 562 GRID: J-4

EXHIBIT 3

VESTING TENTATIVE TRACT MAP

EXHIBIT 4

APPEAL DOCUMENT

ORIGINAL



APPLICATIONS:

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:

- ☒ SOUTH VALLEY
☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number:

VTT-74064-SL

Project Address:

4531-4535 TUJUNGA AVE., STUDIO CITY, CA.

Final Date to Appeal:

NOVEMBER 21, 2016

91602

Type of Appeal:

- ☐ Appeal by Applicant/Owner
☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION ① DOUG ELLIS

Appellant's name (print):

② JULIE FAUBERT

Company:

① 4538 KRAFT AVE. STUDIO CITY, CA 91602

Mailing Address:

② 4518 KRAFT AVE. STUDIO CITY CA 91602

City:

STUDIO CITY

State:

CA

Zip:

91602

Telephone:

① 818-281-7777

E-mail:

① LA BOY DOG EMAIL.COM

② missjzomac.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self

☒ Other:

NEIGHBORS SURROUNDING 4531-4535 TUJUNGA AVENUE.

- 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:

9-3

11/21/16

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: _____

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

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- 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: [Signature]

Date: 11/18/16

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - o Appeal Application (form CP-7769)
 - o Justification/Reason for Appeal
 - o Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - o Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the 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, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- 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)].

This Section for City Planning Staff Use Only		
Base Fee: <u>89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Hermingilda L. Aguilar</u>	Date: <u>11/21/16</u>
Receipt No: <u>0202368981</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)

Reasons for the Appeal

1. The reason for this appeal is our concern that many issues have not been addressed.

2. Specific points:

- Height of proposed buildings: Subterranean or partial subterranean parking is needed to lower height and address solar access concerns.
- Rooftop: It is unclear how rooftop will be used by occupants and what structures may be on rooftop.
- Lack of solar access for adjoining R-1 properties.
- Developer's revised plans have not been shown to us.

3. How are we aggrieved by the decision?

- The decision does not consider the fact that R-1 single family homes are directly behind this property and on one side.
- The density of this structure is out of scale with the neighborhood.

4. Why do you believe decision maker erred?

The decision makers failed to address the directives of the community plan. They did not take into consideration the negative impact on the adjoining R-1 single family homes on Kraft Avenue behind the proposed structures and next door.

EXHIBIT 5

ADVISORY AGENCY DECISION LETTER

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

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

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: November 10, 2016

Appeal Period Ends: November 21, 2016

Apik Minassian (A)(O)
Tujunga Village, LLC
208 East 6th Street, Ste. A-11
Los Angeles, CA 90014

Thomas Iacobellis (R)(E)
Iacobellis and Associates
11145 Tampa Avenue, #15B
Northridge, CA 91326

RE: Vesting Tentative Tract Map No. VTT-74064-SL
Addresses: 4531-4537 North Tujunga Avenue
Planning Area: Sherman Oaks – Studio City -
Toluca Lake - Cahuenga
Zone: RD1.5-1-RIO
D. M.: 168B169, 168B173
C. D.: 2
CEQA: ENV-2016-1573-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 74064-SL, located at 4531-4535 North Tujunga Avenue for a maximum of **eight (8) small lot homes** for the purposes of a Small Lot Subdivision as shown on map stamp-dated May 4, 2016 in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Community Plan. This unit density is based on the RD1.5-1-RIO 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 for legal interpretation of 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 3-foot wide strip of land be dedicated along Tujunga Avenue adjoining portion of the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II of LA Mobility Plan.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley District Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00683 expediting this project be paid.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. Comply with any requirements with the Department of Building and Safety, Grading Division (Log # 93092) before recordation of the final map and the issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. 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 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 requirements shall be required to comply with current code as measured from new property lines after dedication.

- c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". The proposed Trash Collection area are not allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for the Trash Collection area into the common access strip all the way to the public street.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, drainage, utilities and sewer in the final map.

Notes:

There is a 25 ft. Building Line along Tujunga Avenue on this Subdivision.

This property is located in the ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses.

This property is located in the Zi-2358 River Improvement Overlay District.

This property is located in a Liquefaction Zone.

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 John Francia at (213) 482-0010 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

- 9. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate and the property line, to the satisfaction of the DOT.

- b. A two-way driveway width of W=28 feet is required for residential sites between 5 and 25 parking spaces, to the satisfaction of DOT.
- c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
- d. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No.183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

- 10. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

DEPARTMENT OF WATER AND POWER

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

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

BUREAU OF STREET LIGHTING

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

BUREAU OF SANITATION

- 13. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements,

the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

15. That the Quimby fee be based on the RD1.5-1-RIO Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

16. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of eight (8) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 74064-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - d. Prior to issuance of a certificate of occupancy, hedges shall be added along the western property line adjacent to the neighboring residences and be in conformance with LAMC Section 12.22-C, 20(f).
 - e. Extend the west facing parapet of western rear dwelling units a minimum of five feet above the subject building height.

- f. Remove all exterior columns and beams that surround the stairwell enclosures from all the dwelling units.
- g. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- j. That the use of a common trash area and pick up of the joint trash by a commercial trash hauler be provided except in the event that the City of Los Angeles Bureau of Sanitation will agree to enter the development and pick up the individual units' trash in the common area driveway of the development.

Note: In such event, the residents of the dwelling units will be required to leave their trash containers outside of their units in the common area driveway but not on the street (North Tujunga Avenue).

- k. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- l. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
- m. A Maintenance Agreement shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the agreement 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. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- n. 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.
- o. **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 (E)	Side (N)	Rear (W)	Side (S)
1	22'-0"	5'-0"	0'-3"	8'-0"
2	22'-0"	8'-0"	0'-3"	5'-0"
3	0'-3"	5'-0"	3'-0"	8'-0"
4	0'-3"	8'-0"	3'-0"	5'-0"
5	3'-0"	5'-0"	0'-3"	8'-0"
6	3'-0"	8'-0"	0'-3"	5'-0"
7	0'-3"	5'-0"	6'-4"	8'-0"
8	0'-3"	8'-0"	6'-4"	5'-0"

- 2) The common access driveway may maintain a width of 16 feet, clear to sky, as shown on the map stamp dated May 4, 2016.

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

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, in whole or in part, 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, in whole or in part, 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. (b)
- e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1. All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
- MM-2. 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-3. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-4. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
- MM-5. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- MM-6. 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.
- MM-7. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM-8. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

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

- CM-1. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-2. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-3. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM-4. To the maximum extent practical, demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-5. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-6. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-7. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT HOME CONDITIONS

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

- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum

of 24-inch box trees for the unavoidable loss of desirable trees on the site and shall include the following features.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

- (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Tujunga Avenue.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Tujunga Avenue being dedicated and adjoining the subdivision by the construction of a 15-foot wide full-width concrete sidewalks with tree wells including any necessary removal and reconstruction of existing improvements.
 - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

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

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-1573-MND on August 22, 2016. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (Landscape Plan)
- Biological Resources (Non-Protected Trees)
- Land Use and Planning (Air Filtration System)
- Noise (Demolition, Grading, and Construction Activities)

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2016-1573-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 21 and 22 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-1573-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74064-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 Tentative Tract Map was prepared by Iacobellis & Associates Inc. and contains the required components, dimensions, areas, notes, legal description, ownership, applicant and site address information as required by the Los Angeles Municipal Code ("LAMC").

The site is located in the RD1.5-1-RIO Zone, within the Sherman Oaks – Studio City – Toluca Lake - Cahuenga Community Plan and is designated for Low Medium Residential land uses. The site is located within the Freeway Adjacent Advisory Notice for Sensitive Uses and the River Improvement Overlay District. The subject site's 1 Height District limits the height of any proposed structure to 45 feet. The Hollywood Fault is located within 2.34 kilometers of the property but the site is not identified as being subject to flooding or landslides. The site is identified as being subject to liquefaction. The property is not identified as having hazardous waste or past remediation. The site is not located within a Bureau of Engineering identified special grading area.

The applicant is proposing a Vesting Tentative Tract Map for the demolition of two existing triplexes and the construction, use, and maintenance of eight (8) small lot homes, per the Small Lot Ordinance and the Subdivision Map Act. Two (2) parking spaces will be provided for each new small lot home and will be located in private garages for a total overall parking count of 16 parking spaces for the project.

The Sherman Oaks – Studio City – Toluca Lake - Cahuenga Community Plan, a part of the Land Use Element of the City's General Plan, states the following goal and policies relevant to the current project:

Goal 1: To promote and insure the provision of adequate housing for all persons regardless of income, age or ethnic background.

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

Policy: 1-4.4 Provide for development of townhouses and other similar condominium type of housing units to increase home ownership options.

The proposed small lot project will meet the intent of the aforementioned Community Plan's Goals and Objectives and will provide much needed new home ownership opportunities for the Sherman Oaks – Studio City – Toluca Lake - Cahuenga Community Plan area in the form of fee-simple housing as part of an infill development.

The Tentative Tract Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Low Medium Residential land uses with the corresponding zones of RZ, RD6, RD5, RD4, RD3, RD2, and RD1.5. The property is not located within a Specific Plan. The property contains approximately 0.29 net acres (12,794 square feet) after the required dedications. The applicant is proposing to develop eight (8) small lot homes on a site consisting of eight (8) small lots, per the Small Lot Ordinance and the Subdivision Map Act.

Small Lot Subdivision maps are required to have the plan of the building envelope showing the height, size, number of units, and approximate location of buildings, and driveways. The project's density is consistent with the site's existing zoning regulations. In accordance with LAMC Section 12.22-C,27, the requested small lot

subdivision complies with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80%; and setback requirements. Height is limited to 45 feet in Height District, the map provides the required components of both a tentative tract map and a small lot subdivision.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05(C) and 12.22-C,27 of the Los Angeles Municipal Code.

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

The adopted Sherman Oaks – Studio City – Toluca Lake – Cahuenga Community Plan designates the subject property for Low Medium Residential land uses with the corresponding zones of RZ, RD6, RD5, RD4, RD3, RD2, and RD1.5. The property is not located within a Specific Plan. The Low Medium Residential land use designation and the RD1.5 Zone permit the small lot development subject to lot areas comprised of a minimum of 1,500 square feet (Sections 12.09.1 and 12.22-C,27 of the Los Angeles Municipal Code). The property contains approximately 0.29 net acres (12,794 square feet) after the required dedications. The applicant is permitted to construct 8 residential condominiums or apartment unit's by-right per the RD1.5 Zone. The applicant is proposing to develop eight (8) small lot homes on a site consisting of eight (8) small lots, consistent with the RD1.5 Zone and in accordance with the Small Lot Ordinance and the Subdivision Map Act.

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). In addition, Section 12.22-C,27 of the Municipal Code requires that requested small lot subdivisions comply with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80%; and five-foot setback requirements for the boundary of the subdivision. The map provides the required components of, both, a tentative tract map and a small lot subdivision.

The design and layout of the vesting map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Fire Department, Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy.

Furthermore, the design and improvement of the proposed subdivision are consistent with the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Community Plan and are not subject to any Specific Plan requirements. Tujunga Avenue is a designated Avenue II dedicated to a variable width of 80 and 83-feet at the project site's street frontage, and is improved with curb and sidewalk. 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 a 3-foot wide strip of land to be dedicated along Tujunga Avenue adjoining the portion of the tract to complete a 43-foot wide right-of-way in accordance with Avenue II of LA Mobility Plan. Bureau of Engineering is also requiring improvements to be completed on Tujunga Avenue being dedicated and adjoining the subdivision by the construction of a 15-foot wide full-width concrete sidewalks with tree wells including any necessary removal and reconstruction of existing improvements and to construct the necessary on-site mainline sewers satisfactory to the City Engineer. In addition, the Bureau of Street Lighting required to remove and reinstall existing conduit behind new curb and gutter on Tujunga Avenue. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

Therefore, as conditioned, the design and improvement of the proposed subdivision 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 subject site is not located in a hazardous zone and does not contain any known hazards. The property is a level, rectangular-shaped parcel of land and is not located in a slope stability study area and high erosion hazard area, or an Alquist Priolo fault-rupture zone. The site is located on the east side of Tujunga Avenue, between Landale Street and Sarah Street and is currently occupied by two triplexes. It is an in-fill lot in a substantially developed urban area. The site is

composed of approximately 12,794 square feet of lot area and would contain a proposed land use that is consistent with local plans and policies. The lots created by this subdivision would comply with area requirements of the RD1.5 Zone. At a permitted density of 1 unit per 1,500 square feet, a maximum of 8 units is otherwise permitted on a lot with a total of 12,794 square feet.

The environmental review conducted by the Department of City Planning, as indicated in Case No. ENV-2016-1573-MND (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area is consistent with existing development of the site and surrounding community. The physical implementation of the project would not cause substantial impacts beyond the existing baseline conditions. Potentially significant impact identified in the Mitigated Negative Declaration would be mitigated via implementation of the required mitigation measures as identified under the Conditions of Approval for this project as indicated in the Mitigated Negative Declaration.

The site is not subject to the Specific Plan for Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas). The Department of Building and Safety, Grading Division, reported that the site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The liquefaction study included as a part of the report/s demonstrates that the site does not possess a liquefaction potential. This satisfies the requirement of the 2014 Los Angeles City Building Code Section 1802.2.7.

Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

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

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The adopted Sherman Oaks – Studio City – Toluca Lake – Cahuenga Community Plan designates the subject property for Low Medium Residential land uses with the corresponding zones RZ, RD6, RD5, RD4, RD3, RD2, and RD1.5. The property is not located within a Specific Plan. The Low Medium Residential land use designation and the RD1.5 Zone permit the small lot development subject to lot areas comprised of a minimum of 1,500 square feet (Sections 12.09.1 and 12.22-C,27 of the Los Angeles Municipal Code). The property contains approximately 0.29 net acres (12,795 square feet) after the required dedications. The applicant is permitted to construct 8 residential condominiums or apartment unit's by-right per the RD1.5 Zone. The applicant is proposing to develop eight (8) small lot homes on a site consisting of eight (8) small lots, consistent with the RD1.5 Zone and in accordance with the Small Lot Ordinance and the Subdivision Map Act.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Therefore, the project site is physically suitable for the proposed type of 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 Mitigated Negative Declaration (Case No. ENV-2016-1573-MND) prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset to these resources is concerned. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish.

With regards to those impact categories identified in the environmental documentation as having a potential impact without mitigation, the Mitigated Negative Declaration has identified Mitigation Measures to mitigate potentially significant impacts to less than or no impact levels. Such measures are required and are incorporated under the project's conditions of approval. Mitigation Monitoring and other procedures and processes have been identified ensuring the implementation of all required mitigation measures. Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

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

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

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, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, an environment assessment consistent with the requirements of the California Environmental Quality Act (CEQA) was prepared for the proposed project, which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

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

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

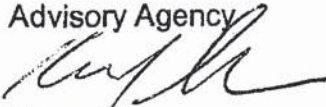
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 74064-SL.

Vincent P. Bertoni, AICP
Advisory Agency



Henry Chu
Deputy Advisory Agency

HC:JT:LR

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 South Valley 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 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

Forms are also available on-line at <http://planning.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.

EXHIBIT 6

ENVIRONMENTAL DOCUMENTS

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY
City of Los Angeles

COUNCIL DISTRICT
CD 2 - PAUL KREKORIAN

PROJECT TITLE
ENV-2016-1573-MND

CASE NO.
VTT-74064-SL

PROJECT LOCATION
4531 N TUJUNGA AVE

PROJECT DESCRIPTION

The project requests a Tract Map for the subdivision of two parcels into eight small lot parcels, for the demolition of two existing triplexes on site, and for the construction of eight small lot homes on each lot in the RD1.5-1-RIO zone. The property is designated for Low Medium Residential uses by the Sherman Oaks - Studio City - Toluca Lake -Cahuenga Pass Community Plan. The net lot area is approximately 12,794 square feet after dedication. The project will provide 16 parking spaces. Vehicular access would be provided via a common access driveway connecting to Tujunga Avenue.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Tujunga Village, INC. C/O Apik Minassian
208 East Sixth Street Suite A-11
Los Angeles, CA 90014

FINDING:

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

TITLE

TELEPHONE NUMBER

LILIAN RUBIO

Planning Assistant

(213) 978-1840

ADDRESS

SIGNATURE (Official)

DATE

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012

Jordan F. J. Turner

AUGUST 22, 2016

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- 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.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

-
- 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.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

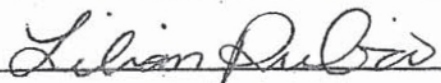
LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 2 - PAUL KREKORIAN	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2016-1573-MND		RELATED CASES: VTT-74064-SL	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: VESTING TENTATIVE TRACT			
ENV PROJECT DESCRIPTION: The project requests a Tract Map for the subdivision of two parcels into eight small lot parcels, for the demolition of two existing triplexes on site, and for the construction of eight small lot homes on each lot in the RD1.5-1-RIO zone. The property is designated for Low Medium Residential uses by the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan. The net lot area is approximately 12,794 square feet after dedication. The project will provide 16 parking spaces. Vehicular access would be provided via a common access driveway connecting to Tujunga Avenue.			
ENVIRONMENTAL SETTINGS: The property consists of two parcels currently improved with two triplexes which are to be demolished. The net lot area is 0.29 (12,794 square feet) after dedication. The property is currently zoned RD1.5-1-RIO and is designated for Low Medium Residential uses by the Sherman Oaks – studio City – Toluca Lake – Cahuenga Pass Community Plan. The property site is not part of a specific plan, however it is located in a Liquefaction Zone. Surrounding properties are within the RD1.5-1-RIO and R1-1-RFA-RIO and are characterized by level topography and substandard and standard lot width. The properties immediately neighboring and north of the site are developed with one-story single-family and multi-family dwelling units also in the RD1.5-1-RIO Zone. Properties east, across Tujunga Avenue of the project site are zoned RD1.5-1-RIO, and are currently improved with one-story single family dwelling and duplex. Properties to the south are all multi-family dwellings and zoned RD1.5-1-RIO. Immediately adjacent to the west, it is zoned R1-1-RFA-RIO and is developed with one and two-story single-family homes. The project site abuts Tujunga Avenue, a designated Avenue II dedicated to a variable width of 80 and 83-feet at the project site's street frontage, and is improved with curb and sidewalk. Sarah Street and Landale Street, the closest intersecting streets of Tujunga Avenue, are designated Local Streets – Standard and dedicated to a width of 51.5-feet and 60-feet, respectively. The subject property is located within a liquefaction zone.			
PROJECT LOCATION: 4531 N TUJUNGA AVE			
COMMUNITY PLAN AREA: SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS		AREA PLANNING COMMISSION: SOUTH VALLEY	
STATUS:		CERTIFIED NEIGHBORHOOD COUNCIL: STUDIO CITY	
<input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan			

EXISTING ZONING: RD1.5-1-RIO	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1,500 sq. ft./dwelling unit	LA River Adjacent:
GENERAL PLAN LAND USE: LOW MEDIUM RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 8 dwelling units	
	PROPOSED PROJECT DENSITY: 8 dwelling units	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Planning Assistant

Title

(213) 978-1840

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input checked="" type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Tujunga Village, INC.
C/O Apik Minassian

PHONE NUMBER:

(213) 489-4372

APPLICANT ADDRESS:

208 East Sixth Street Suite A-11
Los Angeles, CA 90014

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

05/04/2016

PROPOSAL NAME (if Applicable):

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

a.	Have a substantial adverse effect on a scenic vista?				✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓		
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

II. AGRICULTURE AND FOREST RESOURCES

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

III. AIR QUALITY

a.	Conflict with or obstruct implementation of the applicable air quality plan?				✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e.	Create objectionable odors affecting a substantial number of people?				✓

IV. BIOLOGICAL RESOURCES

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

V. CULTURAL RESOURCES

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No Impact
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a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	
e. Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?			✓	

VI. GEOLOGY AND SOILS

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e. Result in substantial soil erosion or the loss of topsoil?				✓
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓

X. LAND USE AND PLANNING

a.	Physically divide an established community?		✓		
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

XI. MINERAL RESOURCES

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
----	--	--	---	--	--

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
b. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

XVI. TRANSPORTATION/TRAFFIC

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. UTILITIES AND SERVICE SYSTEMS					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2016-1573-MND and the associated case(s), VTT-74064-SL. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
LILIAN RUBIO	Planning Assistant	(213) 978-1840	07/12/2016

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The project site is located within an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area. The area has a pattern of low, low medium, and medium residential uses. The project is not located in the vicinity of any dedicated scenic vistas. Therefore, no impact will result.
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>The project site is not located within, or in the vicinity of, scenic vistas or city-designated scenic highways. No natural scenic resources, such as native California trees, or unique geologic features, are located at the site. The project does not involve any significant landform alterations. The proposed land use is similar and compatible with other uses in the immediate vicinity. All the on-site trees will be removed in order to develop the lots as proposed. None of these trees are special, yet the diameter of the Cypress, Pine, and Pear tree qualify per the aforementioned ordinance. All of these trees can be mitigated by the planting of new, drought tolerant trees. Therefore, the impact will be less than significant with mitigation imposed.</p> <p>I-10</p>
c.	LESS THAN SIGNIFICANT IMPACT	The project site is located within an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area. The project site is located in Height District 1 which limits buildings to a 45-foot height limit in the RD zone. The site is located in a fully developed tract, surrounded by other single-family and multi-family dwelling units. The development of the proposed site would result in a loss of existing vegetation and 6 non-protected trees. However, the project would provide landscaping to enhance the visual aesthetics of the development, including the replacement of vegetation, to be compatible with the site's surroundings. Therefore, impacts will be less than significant.

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	The surrounding urbanized area is illuminated by street lights and exterior lighting on the residential buildings. The exterior lighting on the proposed single family dwellings would be shielded and would not substantially increase the ambient light levels but would add to existing lighting. Therefore, impacts would be less than significant.	
AGRICULTURE AND FOREST RESOURCES		
NO IMPACT	The project site is located in an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area of Los Angeles and is not zoned or designated for farmland. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no impact will result.	
NO IMPACT	The project site is located in an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area of Los Angeles. The project site is currently zoned RD1.5-1-RIO. As the project site and surrounding area do not contain farmland of any type and is not zoned for agricultural use, the proposed project would not conflict with the Williamson Act. Therefore, no impact will result.	
NO IMPACT	The project site is located in an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area of Los Angeles, currently zoned RD1.5-1-RIO. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact will result.	
NO IMPACT	The project site is located in an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area of Los Angeles, currently zoned RD1.5-1-RIO. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact will result.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project site is located in an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area of Los Angeles. Neither the project site nor nearby properties are currently utilized for agricultural or forestry uses and the project is not classified in any "Farmland" category designated by the State of California. The proposed development would not result in the loss of forest land or conversion of forest land. Therefore, no impact will occur.	
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III. AIR QUALITY

a.	NO IMPACT	Analysis of the project's air quality impacts was performed through using the sample construction scenarios by the South Coast Air Quality Management District (SCAQMD). The applicable scenario, a 0.29-acre site after dedication, is below the localized significance thresholds for source receptor area 1. The proposed project of eight small lot residential units is not expected to conflict with or obstruct the implementation of the 2012 Air Quality Management Plan (AQMP) prepared by SCAQMD, nor conflict with the City of Los Angeles General Plan's Air Quality Element. Therefore, no impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The development of the proposed project would temporarily generate emissions from heavy-duty construction vehicles and construction workers' vehicles, thus contributing to the existing basin-wide air quality violations. However, the project would be required to comply with SCAQMD Rule 403 (Fugitive Dust Emissions) from the South Coast Air Quality Management District. During demolition of the existing structures, compliance with Rule 403 will abate any asbestos-containing materials found present in the building, if applicable. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not expected to result in a cumulatively considerable net increase of any criteria pollutant. Operational emission impacts are expected to be less than significant.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	The proposed project would include the development of eight dwelling units on a 12,794-square foot (0.29 acre) project site. The project site is also adjacent to sensitive land uses (residential dwellings immediately surrounding the site), located less than 25 feet away. Using the 1-Acre Site sample construction scenario to represent the emissions and impacts, the proposed project does not exceed the Localized Significance Thresholds for source receptor area (SRA) 1 at the 25-foot distance mark. The project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from project implementation. The project site is within 500 feet of the US 101 and the 134 freeway. The proposed facilities (residential developments) do not meet the criteria to require a comprehensive air toxics inventory (done through the Annual Emissions Reporting Program), thus the project is not required to prepare a Health Risk Assessment (HRA) and impacts will be less than significant.	
e.	NO IMPACT	Residential properties are generally not considered substantial point sources of objectionable odors. The project, consisting of eight small lot dwelling units, is unlikely to result in activities that create objectionable odors affecting a substantial number of people. Therefore, no impacts will occur.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The project site is located in a highly urbanized area, immediately adjacent to Tujunga Avenue. Vegetation on the project site is limited to ornamental landscaping and 6 non-protected trees, thus lacking habitat supportive of wildlife. Development of the site would not adversely affect any species identified as a candidate, sensitive, or special status species. Therefore, no impact will occur.	
b.	NO IMPACT	The project is located in an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area in Los Angeles and does not contain any riparian habitat or other sensitive natural community. It is not located within a natural landscape block, essential connectivity area, or potential riparian connection, as designated in the	

Impact?	Explanation	Mitigation Measures
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		California Essential Habitat Connectivity Project by the Department of Transportation and the Department of Fish and Game. Therefore, no impacts would occur.	
c.	NO IMPACT	The project is located in an urbanized area of the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area in Los Angeles and does not contain any federally protected wetlands or wetland resources as defined by Section 404 of the Clean Water Act. Therefore, no impact would occur.	
d.	NO IMPACT	The subject site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with regions known to support any non-avian candidate, sensitive, or special-status species. Due the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the site does not likely support habitat for native resident or migratory species or contain native nurseries. Additionally, the subject site lacks vegetated habitat supportive of wildlife. Development of the site would not adversely interfere with the movement of any native resident or migratory fish or wildlife species. Therefore, no impact will result.	
e.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	The project site contains no native protected trees and 6 non-protected trees. All existing trees on site would be removed or impacted as part of the project. Mitigation is required in order to ensure impacts to trees on site would be less than significant.	IV-70
f.	NO IMPACT	The project site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of, a significant ecological area that may require protection. There are no relevant active ordinances protecting biological resources that may prevent this project from being approved at this time. No impacts to any habitat conservation plans are expected to occur.	
V. CULTURAL RESOURCES			

Impact?	Explanation	Mitigation Measures
NO IMPACT	The project includes the demolition of two existing triplexes constructed in 1947. The building is not designated under any local, state, or federal designation program and has not been determined eligible for designation under any program through SurveyLA, the citywide survey, or any other survey approved by the Department of City Planning's Office of Historic Resources. The building does not constitute "historical resources" for purposes of CEQA. The project is not located in an area of known archeological resources and the project does not involve any grading or excavation. No impact will result.	
LESS THAN SIGNIFICANT IMPACT	Given the archaeological sensitivity of the general area, there is a possibility that unknown, subsurface archaeological resources may exist at the project site. Project-related excavation for the subterranean levels and building footing may have the potential to uncover archaeological resources. However, if archaeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.	
NO IMPACT	The project is not within or near a Vertebrate Paleontological Site Area; the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2 if paleontological resources are discovered during grading or construction. Therefore, no impact will result.	
LESS THAN SIGNIFICANT IMPACT	Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are found during excavation, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public	

Impact?	Explanation	Mitigation Measures
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		Resources Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	<p>The project includes the demolition of two existing triplexes constructed in 1947. The building is not designated under any local, state, or federal designation program and has not been determined eligible for designation under any program through SurveyLA, the citywide survey, or any other survey approved by the Department of City Planning's Office of Historic Resources. The building does not constitute "historical resources" for purposes of CEQA. The project is not located in an area of known archeological resources and the project does not involve any grading or excavation so it is not expected to cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource. Compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC), relating to the Native American's cultural value will be adhered to. Therefore, the impact would be less than significant.</p>	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	<p>The project site is within 2.34 km from the Hollywood Fault zone, a B fault type, but is not located within the Alquist-Priolo Fault Zone. Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults, or otherwise unmapped faults that do not have a surface trace, to be present. Structures will be subject to California Building Code Seismic Standards by the Department of Building and Safety. Therefore, impact will be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is within 2.34 km from the Hollywood Fault zone. Any development that occurs within the geographic boundaries of Southern California has the potential of exposing people and/or structures to potentially adverse effects</p>	

Impact?	Explanation	Mitigation Measures
	involving potential blind thrust faults, the rupture of known and/or unknown earthquake faults, or strong seismic shaking. However, new development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and California Department of Conservation, Division of Mines and Geology (CDMG) Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]) which provides guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, the impact will be less than significant.	
c. NO IMPACT	The project site is located within a liquefaction zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The Liquefaction study included as part of the report/s demonstrates that the site does not possess a liquefaction potential. According to the Soils Report Approval Letter issued on June 3, 2016 by the Department of Building and Safety, this satisfies the requirement of the 2014 Los Angeles City Building Code Section 1802.2.7. Therefore, no impact will occur.	
d. NO IMPACT	The project is level and not susceptible to landslides. The building is existing with no proposed structural changes. The proposed project wishes to develop eight new small lot homes. No impact will result.	
e. NO IMPACT	The project would grade and export less than the 1,000-cubic yard threshold for CEQA significance in hillside areas. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Site preparation would require removal of all vegetation, any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and rainfall. All on-site grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of	

Impact?	Explanation	Mitigation Measures
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		the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety Geology and Soils Report Approval Letter. Therefore, no impact will result.	
f.	NO IMPACT	The subject site is on a hillside area, but is not located within a landslide zone but is located in a liquefaction zone. The site is not located in an oil field or within an oil drilling area. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. Additionally, construction would be required to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Therefore, no impact will result.	
g.	LESS THAN SIGNIFICANT IMPACT	Expansive soils have relatively high clay material and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed project would be required to comply with the Los Angeles Municipal Code, the Universal Building Code and other applicable building codes. In addition, the project would have to comply with the conditions recommended by the Los Angeles Department of Building and Safety. Compliance with such requirements would reduce impacts related to expansive soils to a less than significant level.	
h.	NO IMPACT	The project site is located in a highly urbanized area where wastewater infrastructure is currently in place. The proposed project would not use septic tanks or alternative wastewater disposal systems. The project is expected to be serviced by the City's existing sanitary sewer available in Tujunga Avenue adjoining the project site. Therefore, no impact will result.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has adopted the LA Green Plan to provide a citywide plan for achieving the City's greenhouse gas (GHG) emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City	

Impact?	Explanation	Mitigation Measures
	<p>Council has adopted multiple ordinances to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new development project that can demonstrate it complies with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The project would provide infill residential development proximate to a major transportation corridor and would not interfere with SCAQ's ability to implement the regional strategies outlined in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy. The proposed project would provide eight residential units to meet demand for housing in proximity to urban uses, including transportation/transit, and would provide a healthy environment by reducing vehicle trips and corresponding GHG emissions. Therefore, the proposed project would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to GHG reduction plans.</p>	
VIII. HAZARDS AND HAZARDOUS MATERIALS		
a. LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials. The proposed project would provide for an infill development of residential uses. These types of uses would be expected to use and store very small amounts of hazardous materials, (eg. cleaners, solvents, etc). Nevertheless, all hazardous materials within the project site would be acquired,</p>	

Impact?	Explanation	Mitigation Measures
	handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements to reduce impacts to less than significant.	
b. LESS THAN SIGNIFICANT IMPACT	The demolition of the existing residential dwellings, built in 1947, could result in the release of asbestos and there may be lead paint on the buildings. Safe construction practices would be exercised through compliance with the City of Los Angeles Building Code. If any asbestos-containing materials are found present in the building, it would need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations. Therefore, impacts will be less than significant.	
c. NO IMPACT	There are no schools located approximately 500 feet of the project site. The proposed project would provide residential uses which would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. Nevertheless, all hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. The site is not located on a hazardous materials list. No impact will result.	
d. NO IMPACT	A review of EnviroStor – the database of the California Department of Toxic Substances – identified no records of hazardous waste facilities on the project site. The project is not located on a site that is identified as a hazardous waste facility subject to corrective action, nor on a site listed pursuant to Section 25356 of the Health and Safety Code, nor on a site included on the Abandoned Site Assessment Program, nor at a hazardous Waste/Border Zone property. Therefore, no impact will result.	
e. NO IMPACT	The proposed project is not located within an airport land use plan boundary or an airport hazard area. Therefore, no impact will result.	
f. NO IMPACT	The proposed project is not located within the vicinity of a private airstrip. Therefore, no impact will result.	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	The proposed project would not interfere with any emergency response plan or emergency evacuation plan. Therefore, no impact will result.
h.	NO IMPACT	The project site is not within a Very High Fire Hazard Severity Zone. The proposed small lot homes are not expected to increase the fire hazard in the project area and would be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department. Therefore, no impact will result. See the Public Services section for more details.

IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	As is typical of most non-industrial urban development, stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). The proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. Therefore, no impact will result.
b.	NO IMPACT	The proposed project would not require the use of groundwater at the project site. The proposed project would not reduce any percolation of surface water into the groundwater table. The project would directly comply with Los Angeles Municipal Code Section 64.70. This is associated with the Low Impact Development (LID) Ordinance which is a storm water management strategy that seeks to prevent impacts of runoff and storm water pollution as close to its source as possible. Therefore, no impact will result.
c.	LESS THAN SIGNIFICANT IMPACT	The urbanized project vicinity does not contain any significant drainage features such as streams or rivers. Project construction would temporarily expose on-site soils to surface water runoff. During project operation, storm water or any runoff irrigation waters would be

Impact?	Explanation	Mitigation Measures
	<p>directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the existing project site is almost entirely impervious, impermeable surfaces resulting from the development of the proposed project would not substantially change the volume or direction of storm water runoff. The project would also be required to comply with Los Angeles Municipal Code Section 64.70, Stormwater and Urban Runoff Pollution Control, which would reduce erosion and siltation to a less than significant level.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. The project site is mostly impervious and would remain similarly impervious after the proposed development. Thus, impermeable surfaces resulting from the development of the project would not substantially change the volume of storm water runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. The project would comply with Los Angeles Municipal Code Section 64.70 to keep this impact to a less-than-significant level.</p>	
e. NO IMPACT	<p>Development of the proposed project would maintain existing drainage patterns (since the site is currently substantially paved); site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the capacity of existing or planned drainage systems. The project would also directly comply with Los Angeles Municipal Code Section 64.70. This is associated with the Low Impact Development (LID) Ordinance which is a storm water management strategy that seeks to prevent impacts of runoff and storm water pollution as close to its</p>	

Impact?	Explanation	Mitigation Measures
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		source as possible. Therefore, no impact will result.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not involve industrial or other activities that would substantially degrade water quality. The project does not propose any long-term activities that would discharge into surface water bodies. Some pollutants common to urban areas, especially those related to automobiles, are contained in water runoff control; these pollutants include oil, grease, metals, and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides and fertilizer from landscaped areas and animal wastes. However, there will be an increased potential to degrade water quality standards during the grading and construction period. Impacts would be less than significant through compliance with the Low Impact Development (LID) Ordinance.	
g.	NO IMPACT	The property is not located in a 100-year flood hazard area. Therefore, no impact will result.	
h.	NO IMPACT	The property is not located in a 100-year flood hazard area. Therefore, no impact will result.	
i.	NO IMPACT	The project site does not fall within a Potential Inundation Area or a flood plain, nor would it be affected by a base flood. Therefore, no impact will result.	
j.	NO IMPACT	The project site is located approximately 27.8 miles northeast of the Pacific Ocean. The site does not fall within a Potential Inundation Area nor within a designated Tsunami Inundation zone. The project site also is not located in a hillside area downslope from any protected grade, nor in an area identified as susceptible to landslides, both of which increase site vulnerability to mudslides or mudflows. Therefore, no impact will result.	

X. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	The project is surrounded by residential properties. The project would not propose the placement of a new roadway or other physical barriers which could physically divide an established community. The project would not involve any street vacation or closure, or result in development of new thoroughfares or highways. No separation of uses or disruption of	X-60
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Impact?	Explanation	Mitigation Measures
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		access between land use types would occur as a result of this proposed project. The project site is within 500 feet of the US 101 and the 134 freeway. The proposed project is consistent with the existing physical arrangement of the properties within the vicinity of the site but would require mitigation to ensure impacts near freeways is reduced to less than significant.	
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b.	NO IMPACT	The project site is designated by the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan Area as Low Medium Residential land uses. The basic use of the property is consistent with the aforementioned plans. Low Medium II Residential land uses are allowed in RD1.5-1-RIO zone lots. Therefore, the proposed development would conform to the allowable land uses and no impact would result.	
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c.	NO IMPACT	The project site is not located within a significant ecological area. It is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. Moreover, the site is not located within one of the California Regional Conservation Plans, as designated by the Department of Fish and Wildlife Natural Community Conservation Planning program. There are no relevant active ordinances protecting biological resources that may prevent this project from being approved at this time. Therefore, no impact would result.	
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XI. MINERAL RESOURCES

a.	NO IMPACT	The project site is located in a developed, urban setting and is not likely to be a suitable site for mining of any sort, surface or otherwise. There is no knowledge of the presence of mineral resources that would be of value to the region and residents of the state on the project site. Also, the project site is not located in a known oil field or in a known area of mineral resources. Therefore, the project is not expected to result in a loss of availability of said mineral resources.	
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b.	NO IMPACT	The project is not located within a Surface Mining District or an MRZ-2 Area, and is not delineated in the City's General Plan Framework, nor in any other land use plan, as a locally-important mineral resource recovery site. Much of the land	
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Impact?	Explanation	Mitigation Measures
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has been developed with structures and is inaccessible for mining extraction. The proposed project would not involve any mineral or oil extraction activities.

XII. NOISE

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A temporary increase in noise levels is expected to occur during the heavy construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. Construction noise for the project would be subject to Los Angeles Municipal Code Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, which prohibit the emission of noises beyond certain levels at adjacent uses unless technically infeasible.	XII-20
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	The project proposes to build single-family residences on property that is within 500 feet of noise sensitive uses such as single- and multi-family residences. A temporary increase in groundborne vibration is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The construction activities are expected to be short-term and the applicant would be required to comply with the City's Noise Ordinance.	XII-20
c.	LESS THAN SIGNIFICANT IMPACT	The project may result in a permanent increase in ambient noise levels from operational sources; however, the anticipated increase does not meet or exceed the impact threshold of 75 or more dwelling units, nor have the potential to generate 1,000 or more average daily vehicle trips. The project will comply with Los Angeles Municipal	

Impact?	Explanation	Mitigation Measures
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		Code Chapter XI Noise Regulation, which will mitigate any unnecessary, excessive, and annoying noise from the proposed project. Therefore, impact will be less than significant.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	The anticipated increase in noise levels during construction could be audible to the noise-sensitive uses in the vicinity of the project, including the single- and multi-family residences surrounding the site. Yet, duration of the construction activities are expected to be short-term and Los Angeles Municipal Code Section 41.40 establishes the permitted construction/demolition hours.	XII-20
e.	LESS THAN SIGNIFICANT IMPACT	Additionally, the project site is not located within an airport land use plan boundary or an airport hazard area. Land use incompatibility is most likely to occur for most types of noise-sensitive uses when they are within the 65 Community Noise Equivalent Level (CNEL) noise contour. The 65 CNEL standard is the basis for establishing the Airport Influence Area in the Los Angeles County Airport Land Use Plan (ALUP). The project does not fall within the Airport Influence Area of the Santa Monica Airport; thus, potential impacts are considered less than significant.	
f.	NO IMPACT	The project is not located within a private airstrip. No impact would result.	
XIII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	Although two triplexes will be demolished, the project would result in a net increase of eight dwelling units, located in a dense, urbanized area. The proposed project would increase residents in the area but would not be considered a substantial increase in population for the Sherman Oaks – Studio City – Toluca Lake –Cahuenga Pass Community Plan area. Therefore, the impact would be less than significant.	
b.	NO IMPACT	The project would demolish two triplexes and construct eight small lot dwelling units. This would result in a net increase of housing stock. Therefore, no impact will result.	
c.	NO IMPACT	The proposed project would result in the demolition of two triplexes. However, no tenants currently reside on the project site, thus the project would not displace any people and no impact will result.	

Impact?	Explanation	Mitigation Measures
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XIV. PUBLIC SERVICES

a.	NO IMPACT	The area in which the project is proposed is currently being served by the Los Angeles Fire Department, Station No. 86, Vineland Ave, Toluca Lake, CA 91602 (0.9 miles southeast of the project site). This is within the 1.5 mile maximum response distance for engine companies for neighborhood land uses. The project is not proposing to use, manufacture, or store toxic, readily-combustible or otherwise hazardous materials. Therefore, no impact will occur.	
b.	NO IMPACT	The area in which the project is proposed is currently being served by the Los Angeles Police Department (LAPD), North Hollywood Division, located at 11640 Burbank Boulevard, North Hollywood, CA 91601 (approximately 1.8 miles northeast of the project site). The proposed project is for the construction of eight new small lot homes. Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City Departments beyond the LAPD. Through incorporation of these techniques into the project design, in combination with the safety features already incorporated in the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, no impact will result.	
c.	NO IMPACT	The proposed project does not meet a threshold of 75 or more residential units to require review by the Los Angeles School District. The project would export 0-500 cubic yards of dirt from the site, which is below the 20,000-cubic yard threshold for a haul route approval by nearby schools. The site is not located within 500 feet of any school, therefore not necessitating mitigation measures to reduce the project's environmental impact. Therefore, no impact will result.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	The project site does not meet the threshold of 50 or more residential units to be considered as a significant impact. No substantial physical deterioration of the facilities is anticipated to occur. The project may increase the use of local parks; however, the impact can be reduced to a less-than-significant level by payment of Quimby fees.	
e.	NO IMPACT	The Los Angeles Public Library currently serves the project site. The proposed project does not meet a threshold of 75 residential units or more to significantly impact the remaining other public facilities, such as libraries and additional infrastructure. While the increase in population as a result of the proposed project may create a demand for library services, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered library facilities in order to maintain an acceptable level of service for libraries. Therefore, no impact will result.	

XV. RECREATION

a.	NO IMPACT	The project proposal is the construction of eight small lot homes to replace the existing two triplexes on site, leading to a slight increase in the net population, and thereby slightly increasing demand for recreation and park services. However, the proposed project does not meet a threshold of 50 or more residential units to require review by the Department of Recreation and Parks. Therefore, no impacts are anticipated.	
b.	NO IMPACT	The project would not require the construction or expansion of recreational facilities beyond the limits of the project site. The project would result in a slight increase of net population, thus slightly increasing demand for recreation and park services. There are existing parks and recreational facilities within one mile of the project site that are available to the future residents and visitors to the site. The proposed project would not in and of itself increase the demands upon recreational facilities to the level where a new park would need to be constructed, which would have an adverse physical effect on the environment. Therefore, no impacts will occur.	

XVI. TRANSPORTATION/TRAFFIC

Impact?	Explanation	Mitigation Measures
NO IMPACT	The project site, located on a hillside, would grade and export less than 500 cubic yards of dirt. This amount is less than the 1,000-cubic yard threshold for the Baseline Hillside Ordinance. A haul route approval is not required. The estimated trip generation is below the 500 daily trips threshold for potentially significant impact. The proposed project also does not reach the 25 daily trip threshold that would trigger a preliminary review by the Department of Transportation (DOT), nor does it conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, no impacts will result.	
LESS THAN SIGNIFICANT IMPACT	The estimated trip generation is below the 500 daily trips threshold for potentially significant impact. The proposed project also does not reach the 25 daily trip threshold that would trigger a preliminary review by the Department of Transportation (DOT). Although the project would result in an increase in vehicular traffic, the increase is expected to have a less than significant impact on applicable congestion management programs.	
NO IMPACT	The project does not include any aviation-related uses. The maximum building height allowed in the Height District 1 for the RD zone is 45 feet. The project is below the 45 feet allowed. This does not result in an impact to existing flight paths in the Los Angeles Basin nor is the project significantly higher than surrounding buildings. Therefore, no impacts to air traffic patterns are expected to occur.	
NO IMPACT	The project does not include any hazardous design features or incompatible uses with surrounding land uses. Currently the uses on the site are accessed from Tujunga Avenue. A parking and driveway plan will be submitted to the Los Angeles Department of Transportation (LADOT) for review. LADOT anticipates no impact from the proposed project.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	<p>The eight-unit subdivision would front public street Tujunga Avenue. The project does not meet the threshold of generating 500 or more daily trips, or 43 or more vehicle trips, during either the A.M. or P.M. peak hours to be considered a significant impact. The project driveway is not proposed on a Avenue I or Avenue II, nor does it intersect an on-street bicycle lane or cross a sidewalk in an area of high pedestrian activity. The proposed project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access or travel on public rights-of-way. Development of the project site may require temporary and/or partial street closures due to construction activities. Any such closures would be short-term and required to be coordinated with the Los Angeles Departments of Transportation, Building and Safety, and Public Works. While such closures may cause inconvenience, they are not expected to substantially interfere with emergency response or evacuation plans. Additionally, the proposed project is required to meet all fire and safety requirements of the Los Angeles Building and Safety Department, Police Department, and Fire Department to ensure that all access roads, driveways, and parking areas would remain accessible to emergency service vehicles. Therefore, no impact would result.</p>	
f.	NO IMPACT	<p>The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes, or bicycle routes. The project will not impede the implementation of any adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities. Therefore, no impact would result.</p>	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	NO IMPACT	<p>The Hyperion Treatment Plant (HTP) experiences an average daily flow of 362 million gallons per day (MGD), below a capacity of 450 mgd. As a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP operations within its established</p>	

Impact?	Explanation	Mitigation Measures
	wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the Los Angeles Regional Water Quality Control Board. Therefore, no impact will result.	
b. NO IMPACT	Based on the proposed residential unit mixture and the sewage generation factors for the City of Los Angeles, the proposed project would generate wastewater treatment demand for approximately 720 gallons per day (gpd) which would not measurably impact capacity of the Los Angeles Aqueduct Filtration Plant in Sylmar. Water consumption for the proposed project is estimated from wastewater generation factors. In order to present a conservative analysis, water consumption is assumed to be 120 percent of the wastewater generated for a given land use, as determined by wastewater generation rates in accordance with the Los Angeles CEQA Thresholds Guide and the Bureau of Sanitation. Therefore, no new or expanded water treatment facilities would be required and no impact would result.	
c. NO IMPACT	Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. The proposed project would also be subject to compliance with the LID section of the Development BMP Handbook and no impact would result.	
d. NO IMPACT	The proposed residential project would construct eight small lot homes to replace the existing two triplexes which is expected to create a slightly increased demand for water. The construction, use, and maintenance of the residences and landscaped areas will comply with the	

Impact?	Explanation	Mitigation Measures
	City of Los Angeles Landscape and Water Management Ordinance No. 170,978. The project would comply with Los Angeles Municipal Code Chapter XII, Article II Water Closet, Urinal and Showerhead Regulations, and Article V Water Efficiency Requirements, which impose requirements and standards for the construction of new buildings to minimize the effect of any water shortages in the city. Therefore, no impact would result.	
e. NO IMPACT	Based on the proposed eight small lot homes (each unit containing 2 bedrooms) and the sewage generation factors for the City of Los Angeles, the proposed project would generate wastewater treatment demand for approximately 720 gallons per day (gpd). Thus, the project's estimated wastewater treatment demand falls below the significance threshold of 4,000 gpd. Therefore, no impact would result.	
f. NO IMPACT	The City of Los Angeles is served by several landfills within the County of Los Angeles. The proposed development of eight small lot homes is expected to generate well below the threshold of five tons per week. The waste produced by the long-term use of the property would be typical of residential uses and would not create a special need for disposal of hazardous materials. Therefore, no impact would occur.	
g. NO IMPACT	Solid waste generated on-site by the proposed project would be disposed of in accordance with all applicable federal, state, and local regulations related to solid waste, such as the California Integrated Solid Waste Management (ISWM) Act (also known as AB 939). The amount of project-related waste disposed of at area landfills would be reduced through recycling and waste diversion programs implemented by the City, in accordance with the City's Solid Waste Management Policy Plan (CisWMPP), which is the long-range solid waste management policy for the City, and the Source Reduction and Recycling Element (SRRE), which is the strategic action policy plan for diverting solid waste from landfills. The project would also comply with applicable regulatory measures, including the provisions of City of Los Angeles Ordinance No. 171,687 with regard to all new development: the	

Impact?	Explanation	Mitigation Measures
	provision of source sorted bins to facilitate the separation of recyclable materials, and implementation of a demolition and construction debris recycling plan, with the explicit intent of requiring recycling during all phases of site preparation and building construction. With the implementation of the regulatory measures, waste generated by the project would not significantly alter the projected timeline for landfills within the region to reach capacity. Therefore, impacts will be less than significant.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE		
a. NO IMPACT	The proposed project is the construction of eight small lot homes on a site that is currently developed and in a region that is densely populated, mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Moreover, the site has not been identified as being a Significant Ecological Area. The subject site lacks riparian habitat or other sensitive natural community, nor does it contain any wetlands. The subject site is not identified as a site or area of historical significance; therefore it is unlikely that the proposed project will have impacts on important examples of major periods of California history. Also, the subject site is not in the vicinity of any archaeological or paleontological sites. Therefore, no impact will occur.	
b. LESS THAN SIGNIFICANT IMPACT	The project may have environmental impacts which are individually limited but significant when viewed in connection with the effects of past projects. However, any development activity that may occur must comply with all applicable federal, state and city regulations that would preclude significant cumulative impacts with regards to geology and soils, cultural resources, hazards and hazardous materials, hydrology and water quality, and transportation and traffic. Compliance with City regulations and community plans would ensure that any cumulative impacts related to aesthetics and land use would be less than significant. Furthermore, an increase in area populations resulting from the proposed project and other development activity in the area are anticipated to be within forecasts of the City and the Southern	

Impact?	Explanation	Mitigation Measures
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		California Association of Governments (SCAG). Therefore, less than significant cumulative impacts to population and housing are anticipated. Lastly, any potentially significant impacts generated in the any of the environmental sections are anticipated to be less than significant with the application of the City's CEQA thresholds and standard mitigation measures proposed in this document.	
c.	LESS THAN SIGNIFICANT IMPACT	The project has potential environmental effects which cause substantial adverse effects on human beings either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the aforementioned mitigation measures.	

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

SOILS REPORT APPROVAL LETTER

June 3, 2016

LOG # 93092
SOILS/GEOLOGY FILE - 2
LIQ

To: Jim Tokunaga, Deputy Advisory Agency
Department of City Planning
200 N. Spring Street, 7th Floor, Room 750

From: John Weight, Grading Division Chief
Department of Building and Safety

Tentative Tract: VTT 74064
LOT(S): 1 - 8
LOCATION: 4531 - 4535 N. Tujunga Avenue

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	6531	12/15/2015	SubSurface Designs, Inc.

The Grading Division of the Department of Building and Safety has reviewed the Tentative Tract VTT 74064 with Los Angeles Department of City Planning receipt stamp dated 05/04/2016 and the referenced report providing recommendations for the proposed new eight-small lot subdivision for three-story at-grade single family residences. The existing one-story structures will be demolished.

Two borings were drilled from 11 to 51 feet in depth. The earth materials at the subsurface exploration locations consist of alluvium described as silty sand to clayey sand and sandy silt. Groundwater was not encountered to the maximum depths explored, and historic high groundwater is at about 20 feet below the surface per the consultants. The near surface alluvial deposits are not considered suitable for foundation support per the consultants and the upper 5 feet of alluvium will be removed and recompact to support the proposed structures. The site is near level.

The consultants recommend to support the proposed residential structures on conventional foundations bearing on a blanket of properly placed fill a minimum of 3 feet thick below the foundations.

The site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the site does not possess a liquefaction potential (based on 2/3rds of PGAm). This satisfies the requirement of the 2014 Los Angeles City Building Code Section 1802.2.7.


The Tentative Tract VTT 74064 and the referenced report are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in the soils report. (7006.1)
2. All recommendations of the report by SubSurface Designs, Inc., dated 12/15/2015 and signed by Jonathan Edward Mahn, RCE 60293, which are in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project. (7006.1)
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
4. A grading permit shall be obtained for all structural fill. (106.1.2)
5. Approval shall be obtained from the utility company with regard to proposed construction within or adjacent to the rear utility easement. (7006.6)
6. Retaining walls are not approved in this letter.
7. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
8. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)
9. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of five feet, whichever is greater, as recommended.
10. Existing uncertified fill, if any, shall not be used for support of footings, concrete slabs or new fill. (1809.2)
11. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
12. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)
6262 Van Nuys Blvd. Ste 351, Van Nuys (818) 374-4605
13. All loose foundation excavation material shall be removed prior to commencement of framing. (7005.3)
14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)

15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be constructed using ABC slot cuts, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
16. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
17. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), from top to bottom of excavation, as recommended.
18. Surcharged A-B-C slot-cut method may be used for temporary excavations with each slot cut not exceeding 5 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
19. All residential foundations shall derive entire support from a blanket of properly placed fill a minimum of 3 feet thick below the foundations, as recommended and approved by the soils engineer by inspection.
20. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.
21. All foundations and slabs shall be designed for expansive conditions, as recommended on page 10 of the referenced report.
22. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
23. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
24. The structure shall be connected to the public sewer system. (P/BC 2014-027)
25. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
26. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
27. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)

28. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
29. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, ABC slot cuts, protection fences and dust and traffic control will be scheduled. (108.9.1)
30. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
31. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
32. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



GR/gr
Log No. 93092
213-482-0480

cc: Tujunga Village, LLC, Owner
Jacobellis & Associates, Inc., Applicant
SubSurface Designs, Inc., Project Consultant
VN District Office

SOLAR ENERGY
FEASIBILITY REPORT (***PRELIMINARY***)

PREPARED BY:

Solargy, Inc.
22028 Ventura Boulevard, Suite 207
Woodland Hills, CA 91364
(818) 347-6096 www.solargy.com
February 20, 2016 Job# 16021105



TENTATIVE TRACT MAP NUMBER:

74064

PROJECT ADDRESS:

4531-4135 Tujunga Avenue
Los Angeles, CA 91326

OWNER:

Tujunga Village, LLC
208 East Sixth Street STE D-11
Los Angeles, CA 90014
(213) 499-4372

EXISTING LAND USE:

Two triplexes.

PROJECT DESCRIPTION:

The proposed project consists of 8 lots, each with a multi-story single-family home and an individual grade level garage. The maximum height of the new homes above grade is about 42 feet. Minimum setback from the Tujunga Avenue property line is 22 feet. Minimum setback from the north and south property lines is 5 feet. Minimum setback from the west property line is 3 inches. Roofs are suitable for collector mounting on same; racks may be needed to increase the tilt.

ADJACENT LAND USE AND STRUCTURES:

To the east, about 85 feet across Tujunga Avenue, is a 1-story single family residence and a 1-story duplex. To the north, with a setback of 5 feet, is a 1-story single-family residence. To the west, with minimal setbacks, are garages and beyond 1-story single-family residences. To the south, with a setback of about 5 feet, is a 2-story duplex. Solar access is somewhat affected by adjacent land use.

SITE CHARACTERISTICS:

The topography of the site is basically flat. The site is rectangular and has 100 feet of frontage on Tujunga Avenue with a maximum depth of the site westward therefrom of 170.88 feet. Solar access to the south is good for roof-mounted collectors. Access to the prevailing winds from the west is fair because of the distance to, and height of, the residential structures to the west. There will be self-blockage.

PASSIVE FEATURES:

The homes will be wood frame type, which is not useful for passive heat storage. Although no specific passive features are contemplated at this time, Title 24 regulations that went into effect July 1, 2014, mandate many passive features and devices; e.g. a minimum R-13 and R-30 insulation in walls and roofs, respectively.

ACTIVE SOLAR SYSTEMS:

The project is not now planned for active Solar. Future retrofitting for solar could be accomplished. In order for the new structures to comply with the energy regulations, it is not necessary to have active solar. Water heating would require about 50 square feet of collector and 80 gallons of storage per unit. Photovoltaic systems are usually not cost effective unless heavily subsidized.

PASSIVE OR NATURAL HEATING AND COOLING AND ENERGY CONSERVATION REPORT

1. GENERAL CLIMATOLOGICAL DATA

Los Angeles (San Fernando Valley) is located in Solar Zone 5 of the state as determined by the State Energy Commission. The climate is normally pleasant and mild throughout the year. The Pacific Ocean is the primary modifying influence, but coastal mountain ranges lying along the north and east sides of the Los Angeles coastal basin act as a buffer against extremes of summer heat and winter cold occurring in desert and plateau regions in the interior. A variable balance between mild sea breezes and either hot or cold winds from the interior results in some variety in weather conditions, but temperature and humidity are usually within the limits of human comfort.

Approximate Annual Climatological Data for the area is as follows:

Temperature (°F)	63.6	
Heating Degree Days	1800	
Cooling Degree Days	1310	
Freeze Days	<1	
Precipitation (inches)	16.12	
Relative Humidity	5 a.m.	75%
	10 a.m.	53%
	5 p.m.	53%
	10 p.m.	72%

Approximate Annual Solar Radiation Data for the area is as follows:

Radiation (KBtu/Ft ²)	Horizontal	549	
	Direct Beam	644	
% Possible Sunshine			.73
Mean Cloud Cover			.40
Fraction Extraterrestrial Radiation			.57

Compared to many areas of the country, the location is a very good one for solar energy applications.

Wind	June	July	August	September
Mean Speed (mph)	5.7	5.4	5.3	5.3
Maximum Speed (mph)	32	21	24	27
Prevailing Direction	W	W	W	W

2. SITE ORIENTATION

The site is rectangular in shape with long axis east/west. This is good for passive gain, but as it stands passive heating is not planned and hence no passive devices are contemplated except those that are required by the Title 24 energy analysis.

3. BUILDING CONFIGURATION AND ORIENTATION

Ideally, the homes on the proposed site would have their long axis east-west but this is not the case; no passive design is planned.

4. ADJACENT BUILDINGS

There is shading of the site by adjacent buildings. Reflected solar radiation, although minimal, cannot be avoided. Access to the prevailing winds from the west is fair because of the distance to, and height of, the residential structures to the west. There will be self-blockage.

5. EXTERIOR WALLS

The walls will be insulated (R-13 or more), caulked and weather-stripped in accordance with Title 24 energy regulations. Light stucco, if used, will reduce the cooling load in summer.

6. ROOF

The roofs may be suitable for solar collecting devices. Racks may be needed for proper tilt. It is likely that tile or built-up roofing, which tend to be dark, will be used. However, a City of Los Angeles ordinance requires cool roofs.

7. WINDOWS

Some windows may require special treatment. Title 24 energy calculations will probably require dual pane Low-E windows to be used on this project.

8. ROOM USE

Passive heating and cooling (primary source) will not be utilized, so living areas have not been planned with this as a major constraint.

9. SPACE CONDITIONING

Care will be exercised in sizing and installing equipment as oversized units cost more to purchase and operate. An SEER of 14.0 or greater will be required on all new condensers, if manufactured after January 1, 2015. Minimum furnace AFUE will be 80 and heat pump HSPF will be 8.2. Installation of other devices such as zone damper controls is being considered. Automatic thermostats and electronically controlled ignition devices will be mandatory.

10. TREES AND VEGETATION

Landscape plans will consider the items below. Vegetation can provide both shade and insulation. Deciduous trees offer summer shade but allow solar energy to enter in the winter months. Trees with low foliage can shade east or west windows from a low altitude sun. Evergreens provide good shade in summer, insulate in winter and reduce heat loss at night. Outside ground planting reduces absorbed solar energy hence lowers the outdoor temperature. Lack of area and as well as building height, may not allow implementation of the above principles.

11. WATER CONSERVATION

Water conservation by itself is an important goal. California is highly susceptible to water shortages so conservation of this vital resource is necessary. Conserving water conserves energy, particularly hot water uses such as sinks, dishwashers, showers, clothes washers and water heaters. Water-saving and energy-conserving appliances in compliance with Title 24 will be used. The landscape architect will be instructed to investigate low water consumption plantings and low waste watering systems.

12. FUTURE ACTIVE SOLAR SYSTEMS

The Solar Index is a number between 0 and 100 which measures the amount of heat that could be supplied on a given day by a solar system. Analyses are based on a system using 80 to 90 ft² of flat collectors serving a family of four using 80 gallons of hot water per day. A Solar Index (SI) of 75 means that 75% of the heat required for hot water could have been provided by the sun. The SI for Los Angeles ranges from 40 (winter worst) to 85 (summer best). There will probably be sufficient room on the roofs for the collectors. Photovoltaic systems require much more area than hot water systems so that might discourage their use, not to mention the economics of their implementation. The roofs will probably support the added weight as designed, but structural calculations would be required.

13. GREEN BUILDING CODE

All the provisions of the Green Building Code appropriate to this building at the time of permitting will be adhered to.

January 26, 2016

Tujunga Village LLC
C/O Mr. Mardik Oruncakiel
208 E 6th St
Los Angeles, CA 90014

177 74064-52

Horticultural Tree Report

Townhouse Complex @ 4531-4535 Tujunga Ave, Los Angeles

Dear Mr. Oruncakiel,

I have reviewed the on-site trees at the above mentioned addresses. The City of Los Angeles Ordinance 177,404 requires that all trees be inventoried as defined by the ordinance criteria. We are providing you with this correspondence and tree map showing the species of trees.

On January 25, 2016 I reviewed the vegetation on site and found the following on-site trees:

- a. *Agonis flexuosa*, peppermint tree: 1 @ 4" diameter, a healthy ornamental tree
- b. Citrus, orange: 2 @ 3" diameter, fruit trees
- c. *Cupressus sempervirens*, Italian Cypress: 1 @ 6" diameter, a healthy tree on the property line
- d. *Michelia* spp.: 2 @ 2" diameter, one is a street tree
- e. *Pinus halepensis*, Aleppo Pine: 1 @ 8" diameter
- f. *Pyrus kawakamii*, Evergreen Pear: 1 @ 8" diameter

There are off-site trees as well (refer to attached map). None of the off-site trees will be impacted by this development. They are noted as reference. The off-site tree species are: *Eugenia* spp. (3" dia.), citrus spp. (3" dia.), *Erythrina caffra* (10" dia.), *Pinus canariensis* (8" dia.), *Ulmus parvifolia sempervirens* (10" dia.), *Juglans nigra* (12" dia.).

Summary:

All the on-site trees will be removed in order to develop these lots as designed. None of these trees are special, yet the diameter of the cypress, pine, and pear qualify per the aforementioned ordinance. All of these trees can be mitigated by the planting of new, drought tolerant trees.

We will mitigate for the loss of the two 8" diameter trees and one 6" diameter tree in the new landscape. We propose to provide the following as mitigation: 2 x 48" box trees and 1 x 36" box tree. These will be noted on the final landscape plans as mitigation trees.

We did not evaluate the removed species using I.S.A. Values because these are not target species. Furthermore pines and cypress trees are not approved by the Los Angeles County Fire Department. The *Pyrus Kawakamii* tree, if purchased in a nursery today, would be equal to a 8' box size.

We appreciate the opportunity to prepare and present this "Horticultural Tree Report". If you have any questions or comments, please call or email me.

Thank you,



Lee Newman
Landscape Architect
CA License # 1314



xc Anthony Stark

5 PINUS CANARIENSIS
3 CITRUS SPP.
2 LUGENIA SPP.

5 PINUS F. ANNAI
6 CUPRESSUS SEMPERVIRENS

4 AGONIS FLEXUOSA
5 PINUS HALEPENSIS
3 MICHELIA SPP.
3 CITRUS, ORANGE
3 CITRUS, ORANGE

10 ULMUS PARVIFLORA SEMPERVIRENS

LOT 82
STUCCO GARAGE
(TO BE DEMOLISHED)

LOT 87
STUCCO DUPLEX
(TO BE DEMOLISHED)

LOT 86
STUCCO DUPLEX
(TO BE DEMOLISHED)

LOT 84
STUCCO GARAGE
(TO BE DEMOLISHED)

LOT 85
STUCCO RESIDENCE
(TO BE DEMOLISHED)



TUJUNGA AVENUE

4 MICHELIA SPP.
10 TRYPTERIS CAFFEA

TREE SURVEY
4551 4555 TUJUNGA AVE.
JANUARY 25, 2016

PREPARED BY:
LEE NEWMAN
LANDSCAPE ARCHITECT
CALIFORNIA LICENSE 1314

MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the MND;
- Provide a methodology to document implementation of required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Aesthetics

I-10 Aesthetics (Landscape Plan)

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

IV-70 Tree Removal (Non-Protected Trees)

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- 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.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the

public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

Land Use and Planning

III-50 Air Pollution (Stationary)

Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:

- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

Noise

XII-20 Increased Noise Levels (Demolition, Grading, and Construction Activities)

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

- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy or Use of Land

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
 - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
 - The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AGRICULTURE and FORESTRY

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities):** Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - 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.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
 - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
 - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.
- **Regulatory Compliance Measure RC-AQ-8 (Wireless Facilities):** If rated higher than 50 brake horsepower (bhp), permit required in accordance with SCAQMD Rule 1470 - Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Initial Engines and SCAQMD Rule 1110.2 - Emissions from Gaseous- and Liquid- Field Engines.

BIOLOGY

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource):** Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior's Standards for the Treatment of Historic Properties.

The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:

- Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
 - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
 - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity

may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - 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)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- 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.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** 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 and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, 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

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

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. 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 and Safety, for review and approval. 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.

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

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence 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. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** 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 and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion 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. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils

Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
 - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
 - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance

Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.

- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

HYDROLOGY AND WATER QUALITY

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.
- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

NOISE

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

POPULATION AND HOUSING

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
 - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.

PUBLIC SERVICES

Schools

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
 - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
 - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

RECREATION

See RC measures above under Parks.

TRANSPORTATION AND TRAFFIC

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

PUBLIC UTILITIES AND SERVICE SYSTEMS

Water Supply

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.

- **Regulatory Compliance Measure RC-WS-4 (Landscape)** 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).

Energy

- **Regulatory Compliance Measure RC-EN-1 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.

EXHIBIT 7

NEIGHBORHOOD COUNCIL LETTER

SCNC Board

Patrice Berlin
Alex Bosschaerts
John Crotteau
Alex Izbicki
Lisa Karadjian
Patrick Lewis
Heidi MacKay
Richard Niederberg
Sarina R. Patel
Eric Previn
Craig Radow
Rob Schiller
Andrew Sussman
Rita C. Villa
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Treasurer
Rob Schiller

Secretary
Rita C. Villa

Corresponding Secretary
Sarina R. Patel

www.StudioCityNC.org

July 21, 2016

Department Of City Planning:

planning.expedited@lacity.org

Subj: 4531-4535 Tujunga Avenue [VTT-74064-SL / ENV-2016-1573-EAF]

At the SCNC Board meeting on July 20, 2016, the board passed the following motion.

The Board of the Studio City Neighborhood Council opposes the Small Lot Subdivision Vesting Tentative Tract for an 8 parcel Small Lot Subdivision at 4531-4535 Tujunga Avenue [VTT-74064-SL / ENV-2016-1573-EAF] as submitted unless the applicant agrees in the application to all of the following conditions.

1. No balconies are open to R-1 zoned properties.
2. The subdivision is subject to Covenants Conditions and Restrictions (CC & R's).
3. There will be an Agreement between owners, CC&R's, that governs the common areas.
4. There will be an area for joint trash pickup.
5. There will be roof terrace screening to protect the privacy of the neighbors.

Additionally, we request that the dedication on the front of the property be taken but not acted upon.

July 21,2016

If you have any questions please do not hesitate to contact me.

Sincerely,

Denise Welvang

Denise Welvang, President
Studio City Neighborhood Council

Cc: Karo Torossian, CD2 Director of Planning and the Environment: karo.torossian@lacity.org

Courtney Hamilton, CD2 Studio City Field Representative: courtney.hamilton@lacity.org

SCNC LUC: landuse@studiocitync.org

Anthony Stark: anthony@corsinistark.com

