

## FINDINGS

As amended by the Area Planning Commission on April 24, 2018

### FINDINGS OF FACT (CEQA)

The Deputy Advisory determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Class 32 consists of projects characterized as in-fill development meeting the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

The applicant is requesting a Vesting Tentative Tract Map for the subdivision of one (1) parcel into six (6) small lots to construct a three-story, 28.87-foot tall single-family dwelling with an attached two-car garage on each lot. The subject site is relatively level, 9,602 square feet, or 0.22 acres, in size and wholly within the City of Los Angeles. The site is zoned RD1.5-1XL and has a General Plan Land Use Designation of Low Medium II Residential. The site is also located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP). As shown in the case file, the project is consistent with applicable Hollywood Community Plan designation and policies, all applicable zoning designations and regulations, and Specific Plan provisions. The RD1.5 Zone allows 1,500 square feet of lot area per each dwelling unit, which permits a maximum of six (6) units on the site.

The project site is located in an urbanized area, and all of the surrounding properties are developed with single- and multi-family residential developments, offices, commercial and retail stores, surface parking lots, light industrial buildings, and an elementary school. The site is currently improved with a duplex and has no value as a habitat for endangered, rare or threatened species. There are five (5) non-protected trees on the site, which will be removed as part of the proposed project.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will

not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold that were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the proposed project will be on a site which has been previously developed and is consistent with the general plan. Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Categorical Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 15303 and 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes six (6) residential units in an area zoned and designated for such development. The proposed project is not unusual for the vicinity of the subject site, and is similar in scope to other existing low- and medium-density residential developments in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. The only state designated scenic highway in the City of Los Angeles is a portion of State Route 27 (Topanga Canyon Boulevard), which is located in the Canoga Park, West Hills, Winnetka, and Woodland Hills area, and therefore the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the project site. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

The applicant submitted a Historic Resource Report, prepared by Kaplan Chen Kaplan and dated September 11, 2017, which has been reviewed by the Department of City Planning, Office of Historic Resources. The Report verified that the existing building does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument or as a contributing building to any potential historic district. The subject building is not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

## **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract No. 73056-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD1.5 and R2. The Framework Element encourages stability and enhancement of multi-family residential neighborhoods

that are characterized by a mix of densities and dwelling types. The Framework Element also allows for growth in areas where there is sufficient public infrastructure and services. The subject property is zoned RD1.5-1XL and is approximately 9,602 square feet in size. The applicant proposes a six-unit small lot subdivision on the site that is permitted a maximum density of six (6) dwelling units in an area that is characterized by mix of low- and medium-density residential uses. The project site is bound by Burns Avenue to the south, which is designated as a Local Street by the Mobility Plan 2035, with a right-of-way width of 60 feet, and roadway width of 36 feet. BOE is not requiring any street dedication.

The subject property is also subject to Subarea A (Neighborhood Conservation) provisions in the Vermont/Western Station Neighborhood Area Plan (SNAP). The applicant filed a concurrent case (DIR-2014-4124-SPP-SPPA) for the demolition of an existing duplex and the construction of a six-unit residential development.

The approval of the Vesting Tentative Tract Map is subject to the approval of the concurrent DIR Case, and the applicant is required per Conditions of Approval to submit a copy of the Letter of Determination for the DIR Case prior to the issuance of the building permit or the recordation of the final map. In the event that the DIR case is not approved, the applicant is required to submit a tract modification. As such, the proposed six-unit small lot subdivision is substantially consistent with the applicable General Plan and the SNAP Specific Plan, subject to the approval of the Project Permit Compliance.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park and recreational purposes; and other such 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.

The subject property will be served by an existing sanitary sewer adjoining the parcel. The applicant is required to construct necessary mainline and house connection sewers to serve the tract. The Bureau of Sanitation, Wastewater Collection System Division found no potential problems to their sewer and storm drain lines serving the subject area. Additionally, no street lighting improvements if no street widening is required per BOE improvement conditions. Otherwise, the applicant is required to remove and reinstall existing conduit behind new curb and gutter on Burns Avenue.

The Bureau of Engineering (BOE) has reviewed the proposed Vesting Tentative Tract Map and is requiring the applicant to remove and reconstruct the entire sidewalk adjoining the tract including the landscaping area with a five-foot concrete sidewalk and landscaping of the parkway, and construct the necessary on-site mainline sewers. The applicant is required to submit a plot plan, showing applicable fire lanes, fire hydrant, and distance from the edge of the roadway or approved fire lane to dwelling unit entrances, to the Los Angeles Fire Department for approval.

All of the recommended improvements have been included as Conditions of Approval. Additionally, the project is required to provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map and provide necessary public access to the on-site easements. Furthermore, the Los Angeles Department of Water and Power commented that this tract can be supplied with water from the municipal system and all required water mains have been installed. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

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

The project site currently consists of one parcel with a lot area of 9,602 square feet. The site is zoned RD1.5-1XL within the Hollywood Community Plan, which designates the site for Low Medium II Residential land uses. The project site is not located in any hazardous or geologically sensitive areas, including Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Waste/Border Zone, Methane Hazard Site, Alquist-Priolo Fault Zone, Landslide Area, Liquefaction Area, Preliminary Fault Rupture Study Area, and Tsunami Inundation Zone. Additionally, although the project site is located within the BOE Special Grading Area, LADBS Grading Division reviewed the proposed project and determined that geology/soils reports are not required and the project does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The surrounding properties are developed with a mix of low- and low-medium residential uses. The proposed development of six (6) small lot homes is an allowed use on the site that is consistent with the general character in the neighborhood. As such, 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 project site is zoned RD1.5-1XL and designated for Low Medium II Residential land uses, corresponding to the RD1.5 and RD2 Zones per the Hollywood Community Plan Land Use Map. The RD1.5 Zone allows 1,500 square feet of lot area per each dwelling unit, permitting a maximum of six (6) units on the 9,602-square-foot site. The applicant proposes a six-unit small lot subdivision, which is within the maximum allowable density. As previously mentioned, the project site is not located in any hazardous or geologically sensitive areas, including Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Waste/Border Zone, Methane Hazard Site, Alquist-Priolo Fault Zone, Landslide Area, Liquefaction Area, Preliminary Fault Rupture Study Area, and Tsunami Inundation Zone. Additionally, although the project site is located within the BOE Special Grading Area, LADBS Grading Division reviewed the proposed project and determined that geology/soils reports are not required and the project does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. As such, the project site is physically suitable for the proposed density.

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

The Deputy Advisory determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an

exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (see above CEQA Findings). The Project Site is currently not a habitat for fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS 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 site is not located on a hazardous materials site, floor hazard

There are no apparent health problems that might be caused by the design or construction of the proposed condominium units. The Bureau of Engineering has reported that existing sanitary sewer is available under Burns Avenue adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet State-wide ocean discharge standards.

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

The project site is a legally recorded lot that 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, park or any officially recognized public area that requires access through or within the proposed subdivision, and no such easements are known to exist. 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 City prior to recordation of the proposed map.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL 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 Tract No. 73056-SL.