

Findings

As Amended by the Central Area Planning Commission on July 24, 2018

FINDINGS OF FACT (CEQA)

The Advisory Agency 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 Infill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statutes and Guidelines, Section 15300.2 applies.

The applicant is requesting a Vesting Tentative Tract Map for the subdivision of three (3) lots into 18 small lots to construct a three-story, single-family dwelling with an attached two-car garage on each lot and four (4) guest parking spaces on the project site.

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 following outlines how the project meets the five conditions to qualify for the Class 32 Categorical Exemption:

- 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.**

The subject site is 28,409 square feet, or 0.65 acres, in size (post-dedication) and wholly within the City of Los Angeles. The site is zoned RD1.5-1XL and C2-1D and has a General Plan Land Use Designation of Low Medium II Residential and Highway Oriented Commercial, respectively. The site is also located within the adopted Hollywood Community Plan area and Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the SNAP. As shown in the case file, the project is in substantial conformance with the Hollywood Community Plan land use designation, all applicable zoning designations density and floor area regulations, and the SNAP provisions, in conjunction with the approval of Case No. ZA-2016-4902-ZAA-SPPA-SPP-DI. The project site is located in an urbanized area, and all of the surrounding properties are developed with single- and multi-family residential developments, commercial and retail stores, surface parking lots, institutions, park, and an elementary school. The site is currently improved with a two-story commercial building and surface parking lot and has no value as a habitat for endangered, rare or threatened species. There are seven (7) non-protected trees on the site, which will be removed as part of the proposed project.

The General Plan Land Use Designation of Low Medium II Residential and Highway Oriented Commercial correspond to the C2-1D and RD1.5-XL Zones of the subject property. The SNAP allows one (1) dwelling unit per 800 square feet of lot area for the portion of the site located in Subarea B, and one (1) dwelling unit per 1,500 square feet of lot area for the portion of the site located in Subarea A. The project site consists of 6,736 square feet of land in Subarea A (post-dedication) and 21,673 square feet of lot area in Subarea B (post-dedication), thereby allowing a total of 31 units (4 units in the Subarea A and 27 units in Subarea B). The proposed project

includes 4 units in Subarea A and 14 units in Subarea B.

The project complies with the regulations of the Zoning Code, which allow for the granting of Zoning Administrator's Adjustments per LAMC Section 12.28 and Project Permit Adjustments per LAMC Section 11.5.7 E. for slight modifications to the applicable development standards. Therefore, 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.

The subject property consists of three (3) existing parcels totaling approximately 28,409 square feet, or 0.65 acres, in area. The subject property is located in a highly urbanized area within the Hollywood Community Plan that is characterized with residential, commercial, institutional, light industrial and recreational uses and buildings ranging from one to four stories in height in RD1.5-1XL, R3-1, C4-1D, C2-1D, and PF-1XL Zones.

c) The project site has no value as habitat for endangered, rare or threatened species.

The project is currently developed with a two-story theater building and a surface parking lot without any habits within an established, fully developed, medium-density residential area in proximity to major transportation corridors and employment centers. The project site has no value as a habitat for endangered, rare or threatened species, and there are no endangered, rare, or threatened species on the site. The proposed project will consist of 18 single-family homes on small lots with paved driveways and ornamental landscaping, which is typical of urban housing developments. There will be no large open space areas that are considered a habitat for endangered, rare, or threatened species in the vicinity of the project site.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The project proposes the demolition of an existing commercial building and an associated surface parking lot, and construction of 18 dwelling units, which results in a net increase of 18 dwelling units on the site. The Los Angeles Department of Transportation (LADOT) utilizes a threshold guide that lists various uses within the City and identifies thresholds that would require LADOT to complete an Initial Study Assessment Form (ISAF). An ISAF involves LADOT calculating potential trip counts resulting from any proposed project in order to determine whether or not a traffic study would be required for the proposed project. The proposed project that will result in a net increase of 18 single-family homes did not reach the LADOT's threshold of 25 single-family homes that would warrant a second level review to determine the necessity of a traffic study. In addition, a Traffic Impact Analysis Report was prepared by Hirsch/Green Transportation Consulting, Inc. in February 2018 for the proposed project. The Traffic Impact Analysis Report estimates that 13 AM peak period trips and 18 PM peak period trips will be generated by the project and determined that the proposed development will not result in any significant traffic, site access, parking or public transportation-related impacts and no project-related mitigation measures are warranted. As such, it has been determined that the proposed project will not create adverse impacts to traffic.

Noise

The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances, which limits the emission or creation of noise levels. During construction of the proposed project, the applicant will be required to comply with the City's Noise Ordinance No. 161,574, which regulates noise from demolition and construction activities. Section 41.40 of the LAMC prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturday. All such activities are also prohibited on Sundays and all federal holidays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. The project would not result in any significant construction noise impacts with the implementation of the City's Noise Ordinances and regulations. Additionally, as a small lot subdivision for 18 single-family residences, the project is not expected to generate a significant operational noise source. Activities associated with occupancy of single-family homes would not cause significant noise impacts on the environment.

Air Quality

The building construction phase includes the construction of the proposed building on the subject property, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the subject property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources, such as diesel-fueled equipment onsite and traveling to and from the project site, would primarily generate NO_x emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

Nevertheless, appropriate dust control measures would be implemented as part of the proposed project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

In addition, 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 SCAQMD staff, and surveying published air

quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the proposed development would not have a significant impact on air quality.

Water Quality

Construction activities would not involve any significant excavation near an identified water source. In addition, the project will be required to comply with various regulatory requirements, which would reduce stormwater flows off-site. The project will comply with Chapter VI Article 4.4 of the LAMC, Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs) to reduce or prevent pollutant discharges. Under the conditions of a building permit for the project, the project applicant will be required to eliminate or reduce non-stormwater discharges to waters of the nation, develop and implement a Stormwater Pollution Prevention Plan (SWPPP) for project construction activities, and perform inspections of the stormwater pollution prevention measures and control practices to ensure conformance with the site SWPPP. Therefore, development of the proposed project would not degrade the quality of stormwater runoff from the site.

e) The site can be adequately served by all required utilities and public services.

The site can be adequately served by all required utilities and public services. The site is currently and adequately served by the City's Department of Water and Power, Bureau of Sanitation, Southern California (SoCal) Gas Company, Los Angeles Police Department, Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of the proposed project, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of 18 dwelling units. Therefore, the project is not expected to have significant impacts on utilities and public services.

Categorical Exemption Exceptions

There are six (6) Exceptions which must be considered in order to find a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources. The Advisory Agency determined that none of the Exceptions apply to the proposed project per the following justifications.

- a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project qualifies for a Class 32 Categorical Exemption. The exemption is not a Class 3, 4, 5, 6 or 11; therefore, this exception is not applicable.

- b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

There is not a succession of known projects of the same type in the same place as the proposed project in the same place. There are two mixed-use projects located at 4850 Hollywood Boulevard and 4900 that are proposed within a 500-foot radius of the project site. However, these mixed-use projects are not considered the same type of project as the proposed subdivision project with 18 single-family homes. The proposed small lot homes are not comparable to the projects cited, as the subject development is comprised of smaller lot areas with compact building footprints and massing compared to the two mixed-use projects. Additionally, the two mixed-use projects with 10,000 to 13,813 square feet of commercial space and 96 to 150 dwelling units generate higher vehicular and pedestrian trips to and from the project site compared to the proposed 18 small lot single-family homes with floor area ranging from 1,794 to 2,969 square feet per house, totaling 31,245 square feet for all 18 dwellings without any commercial use.

In addition, the proposed project is the construction of 18 residential units in an area that has been previously developed and is surrounded by residential and commercial uses. The project is entirely consistent with the existing General Plan Land Use designation, zoning and Specific Plan with the approval of Case No. ZA-2016-4902-ZAA-SPPA-SPP-DI-1A. The proposed project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, habitat, noise, air quality, or water quality, and therefore will not make a considerable contribution to any significant cumulative traffic, air quality, or noise impacts. Therefore, impacts from the proposed development will be less than significant, and are not expected to contribute to cumulative impacts from other known projects in the vicinity of the subject site.

The project would also not contribute to a cumulative impact on any historic resources. As described below, Barnsdall Park and the Hollyhock House to the south of the project site are considered historic resources. The two mixed-use projects proposed at the northwest edge of the park will be taller than the proposed project and partially visible from Barnsdall Park and the Hollyhock House. However, as demonstrated by the photo simulations submitted to the City for each of these projects, neither of these projects will create a significant visual impact, because the views of these projects will be obstructed by mature trees located near the upper perimeter of Barnsdall Park at the northwest corner. A majority of the proposed project will not be visible from Barnsdall Park due to a grove of olive trees. In addition, the project site is not visible from the Hollyhock House due to the high elevation of the Hollyhock House and the slope of the hill obscuring the view of the site. Therefore, the accumulation of projects will not cause a significant cumulative impact on a historic resource.

- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The project site is comprised of three (3) existing standard-sized lots located in an urbanized area of the City currently developed with a two-story theater and a surface parking lot. The project consists of residential uses and operations that are compatible with the surrounding residential development. Neither the existing uses on the site, nor proposed uses demonstrate any unusual circumstances, and the project will not generate significant traffic, air quality, or noise impacts. The project will be required to adhere to any and all building code requirements intended to reduce environmental impacts to less than significant levels. Thus, the project will not result in activity that will have a significant effect on the environment due to unusual circumstances.

- d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to**

improvements which are required as mitigation by an adopted negative declaration or certified EIR.

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 approximately 25 miles to the west of the site. The subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the project site. There are also no existing trees, buildings, rock outcroppings or similar resources that could be considered scenic resources and therefore no impact to any scenic resources will occur. There will be no impacts on potential historic resources to Barnsdall Park and the Hollyhock House as discussed below.

e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

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. Hazardous materials are defined as any solid, liquid, or gas that can harm people, other living organisms, property, or the environment. The project site is not located in Hazardous Waste/Border Zone Properties area as designated by the City of Los Angeles. There are no oils wells located on the project site. There are no elevators or in-ground hydrologic systems, monitoring or water supply wells, or above- or below-ground storage tanks on the project site. No potentially fluid-filled electrical equipment is located on or immediately adjacent to the project site. No industrial wastewater is generated on the project site, and sanitary wastewater is discharged to the City Bureau of Sanitation. The project site is not located within a Methane Zone or Methane Buffer Zone and would not be subject to the requirements of the City Methane Ordinance.

f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The subject property is not located in a designated Historic Preservation Overlay Zone or designated as a historical resource on any federal, state or local database. The subject property has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, Los Angeles Historic-Cultural Monuments Register, and/or any other local registers. The subject property is also not found to be a potential historical resource based on the City's HistoricPlacesLA website or SurveyLA, a citywide survey identifying and documenting potentially significant historical resources. In addition, the Historical Resource Technical Report prepared by GPA Consulting and dated September 2017 has been submitted to the Department of City Planning, Office of Historic Resources, who concurred with the analysis and conclusion as of September 29, 2017. The Historical Resources Technical Report concludes that the proposed project would have no direct impacts on historical resources, as there are no historical resources on the project site and no historical resources would be demolished, destroyed, altered, or relocated as a result of the proposed project. Therefore, demolition of the existing building and associated surface parking lot would not have a significant impact on a historical resource on-site.

There are several properties in the vicinity of the subject property that have been identified as a potential historical resource or designated as a historical resource.

The abutting property at 4759 Hollywood Boulevard has been identified in SurveyLA as a potential historical resource that may be eligible for listing in National Register of Historic Places and the California Register of Historical Resources as well as local designation as an excellent example of streetcar commercial development in Los Angeles. However, per the Historical Resource Technical Report, the project would have no direct impacts on historical resources, as the

proposed project would not result in a substantial adverse change to the immediate surroundings of the historical resource to the degree that it would no longer be eligible for listing under national, state or local landmark designation programs, and no mitigation is required or recommended. Based on this information, the project will not result in a substantial adverse change to the significance of a historical resource on this abutting property.

The project site is located directly across Hollywood Boulevard, to the north of the Aline Barnsdall Complex, which was designated a National Historic Landmark in 2007 (National Register No. 71000143). There are six contributing buildings to the Aline Barnsdall Complex: the Aline Barnsdall Residence (Hollyhock House), Garage/Chauffer's Quarters, Animal Cages, Barnsdall Park Arts Center (Residence A), Spring House and Dry Streambed, and Schindler Terrace. Barnsdall Park and the Hollyhock House are listed in the National and California Registers, and designated as Historic-Cultural Monument (HCM) Nos. 34 and 12, respectively, by the City of Los Angeles. In addition, a nomination is pending for the Hollyhock House to be recognized by UNESCO's World Heritage List.

Pursuant to Section 15064.5 of the State CEQA Statutes and Guidelines, a project is considered to have a significant effect on historical resources if the project causes a substantial adverse change in the significance of an historical resources through physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Furthermore, pursuant to the City's CEQA Thresholds Guide 2006, a substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

The proposed project does not involve the demolition, relocation, conversion, rehabilitation, or alteration of Barnsdall Park or Hollyhock House. The construction of 18 new single-family dwellings will not reduce the integrity or significance of or obstruct views from Barnsdall Park and the Hollyhock House. Barnsdall Park and the Hollyhock House are situated on top of a hill that is approximately 79 feet above the adjacent streets, including Hollywood Boulevard. Additionally, Hollywood Boulevard separates the project site from the front property line of Barnsdall Park by 90 horizontal feet, and Hollyhock house is located approximately 30 vertical feet above the highest point of the roof structure of the proposed project.

In addition, a majority of the project site is obscured due to a grove of Olive trees that are planted on the northerly slope of the park between the Hollyhock House and Hollywood Boulevard as demonstrated in photo simulations submitted by the applicant. The photo simulations also demonstrate that the project site is not visible from the top of the hill where the Hollyhock House and west lawn are located due to the slope of the hill obscuring the view of the site, and that the proposed project will not block any view sheds from the park to the Griffith Observatory, Hollywood sign, or any ridgelines in the Hollywood Hills. The project site is only partially visible from the Hollyhock House museum on the north side of the house and the project is only visible at all from the view point because a number of olive trees have died or been removed along this particular view corridor. The project site is not visible from the roadway leading up to the park and is not visible from the north side of the Barnsdall Park Art Gallery. In addition, the Barnsdall Art Park Foundation submitted a letter dated February 27, 2018 stating that the Foundation supports the

project and that the project would not affect the view shed from the park.

As such, the proposed project would not reduce the integrity or significance of Barnsdall Park and the Hollyhock House. The park will continue to be listed on the National Register of Historic Places and on the California Register and designated a City of Los Angeles Historic Cultural Monument. Therefore, the proposed project would have no impact on the historic resource of Barnsdall Park. Additionally, because the proposed project does not affect any views from the park, particularly any views from the west lawn. Finally, the project would not affect the setting of the Hollyhock House and would not affect the Hollyhock House's nomination for the UNESCO World Heritage List.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 74730-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 corresponding zones of RD1.5 and R2; and Highway Oriented Commercial land uses with corresponding zones of C1, C2, P, RAS3, and RAS4. The subject property is zoned RD1.5-1XL and C2-1D, consistent with the land use designation. 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 applicant proposes an 18-unit small lot subdivision on the site that is permitted a maximum density of 31 dwelling units in an area that is characterized by mix of low- and medium-high density residential uses, commercial and retail buildings, hospital, public park, and an elementary school. The subject property is located at the northeast corner of the Hollywood Boulevard and Berendo Street intersection. Hollywood Boulevard is designated as an Avenue I with a designated right-of-way width of 100 feet and roadway width of 70 feet. Berendo Street is designated as a Standard Local Street with a designated right-of-way width of 60 feet and roadway width of 36 feet.

The subject property is also subject to Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) provisions in the SNAP. The applicant filed a concurrent case (ZA-2016-4902-ZAA-SPPA-SPP-DI) for the demolition of an existing two-story commercial building, and the construction of an 18-unit residential development. The requested entitlements are: 1) a Zoning Administrator's Adjustment to increase the building height limit by 19.4 percent, allowing 35 feet, 10 inches in lieu of the otherwise maximum permitted height of 30 feet in the RD1.5-1XL Zone; 2) Project Permit Adjustments to allow an increase in the transitional height limit by 8.8 percent for portions of buildings located in Subarea B within 49 feet from a lot in Subarea A, allowing 27 feet, 3 inches in lieu of the otherwise maximum permitted height of 25 feet, and an increase in the transitional height limit by 9 percent for portions of buildings located in Subarea B within 50 to 99 feet from a lot in Subarea A, allowing 36 feet in lieu of the otherwise maximum permitted height of 33 feet; 3) a Project Permit Compliance to allow the demolition of an existing two-story commercial building; and the construction, use and maintenance of 18 three-story, single-family dwellings with an attached two-car garage for each dwelling within Subareas A and B of the SNAP; and a Director's Interpretation of the Transparent Building Elements provision in the Vermont/Western SNAP Development

Standards and Design Guidelines, requiring transparent building elements to occupy at least 50 percent of the exterior wall surface of the ground floor facades for the front and side elevations, to mean that the provision is not meant to be applied to side yard elevations for residential uses in Subarea B to protect the privacy of residential occupants.

The approval of the Vesting Tentative Tract Map is subject to the approval of the concurrent ZA Case, and the applicant is required per Conditions of Approval to submit a copy of the Letter of Determination for the ZA Case prior to the issuance of the building permit or the recordation of the final map. In the event that the ZA case is not approved, the applicant is required to submit a tract modification.

One issue to note, however, is that the building on Lot 15 is subject to the Subarea A building setback requirement of the SNAP, which states that the exterior wall of the building frontage shall be located no closer to the street than the exterior wall of the adjacent building (in the same Subarea A) closest to the street, and shall be located no further from the street than the exterior wall of the adjacent building (in the same Subarea A) farthest from the street. The SNAP setback requirement supersedes the 20-foot Building Line requirement. The only adjacent building located in Subarea A is the building to the north of the project site that is set back 16 feet from the street. Therefore, the building on Lot 15 must observe a 16-foot setback from the street. The Vesting Tentative Tract Map dated August 21, 2017 shows a 15.7-foot setback and a two-foot architectural projection into the required westerly side yard setback, and the setback matrix on the Map shows the westerly side yard setback as 13.5 feet, which does not comply with the 16-foot setback requirement per the SNAP. A Condition of Approval has been imposed to require the building on Lot 15 to observe a 16-foot westerly side yard setback, and the final map shall be updated to show the correct setback requirement. Therefore, as conditioned, 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 concurrent case (ZA-2016-4902-ZAA-SPPA-SPP-DI).

- (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 applicant proposes a subdivision of three (3) existing lot into 18 small lots. All of the proposed lots meet the minimum 600-square-foot lot size and 16-foot lot width requirement of the Small Lot Subdivision Ordinance, as shown in the Tract Map. The lot coverage of all buildings taken together is approximately 64 percent of the lot size, which does not exceed the maximum 80 percent permitted.

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, the applicant is required to construct a new street light on Berendo Street, and relocate and upgrade an existing street light on Hollywood Boulevard in the event the

street needs to be widened per BOE improvement conditions. BOE also has reviewed the proposed Vesting Tentative Tract Map and is requiring street dedication and improvements along Berendo Street and Hollywood Boulevard. 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. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan and the SNAP.

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

The subject property is a slightly sloped, rectangular-shaped, record parcel, located at the northeast corner of the Hollywood Boulevard and Berendo Street intersection with street frontages of approximately 135 square feet and 211.17 square feet, respectively. The project site currently consists of three (3) lots and contains a net area of approximately 28,400 square feet, or 0.65 acres (post-dedication). The applicant proposes to subdivide Lots 13 and 14 of the Paul Place Tract into 14 lots (Lots 1-14 as shown on the Vesting Tentative Tract Map), and Lot 16 into four (4) lots (Lots 15-18 as shown on the Vesting Tentative Tract Map).

The site is zoned RD1.5-1XL and C2-1D within the Hollywood Community Plan, which designates the site for Low Medium II Residential and Highway Oriented Commercial 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, the Department of Building and Safety, Grading Division has reviewed and recommended approval of the Vesting Tentative Tract Map, subject to the conditions listed in the Soils Report Approval Letter Log # 96258-01 dated August 16, 2017. 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 subject property is located within Subareas A and B of the SNAP. The SNAP allows R3 density (800 square feet of lot area per dwelling) for Lots 1-14 in Subarea B, and residential density (1,500 square feet of lot area per dwelling unit) permitted by the underlying RD1.5-1XL Zone for Lots 15-18 in Subarea A, and, allowing a total of 31 dwelling units by-right. The proposed project involves the construction of 14 single-family dwellings on Lots 1-14, and four (4) single-family dwellings on Lots 15-18, for a total of 18 single-family dwellings, which is less than the maximum density permitted.

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, the Department of Building and Safety, Grading Division has reviewed and recommended approval of the Vesting Tentative Tract Map, subject to the conditions listed in the Soils Report Approval Letter Log # 96258-01 dated August 16, 2017. 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 Advisory Agency 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 Infill Development) 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).

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

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

- (g) THE DESIGN OF THE SUBDIVISION 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. 74370-SL.