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CITY PLANNING

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Decision Date: February 22, 2017

Appeal Period Ends: March 9, 2017

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Christopher C. Chan (E)
Fine Line Systems
1443 West Beverly Blvd
Montebello, CA 90640

RE: Preliminary Parcel Map No.: AA-2016-2816-PMLA-SL
Related Cases: N/A
Address: 6075 West Hargis Street
Community Plan: West Adams – Baldwin Hills -
Leimart
Zone: RD1.5-1
Council District: 10 – Wesson, Jr.
CEQA No.: ENV-2016-2817-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53 and 12.22-C,27, the Advisory Agency approved Preliminary Parcel Map No. AA-2016-2816-PMLA-SL, located at 6075 West Hargis Street for a maximum of **three (3) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated August 18, 2016 and a reduced lot area of 4,753 square feet in the West Adams – Baldwin Hills - Leimert Community Plan. This unit density is based on the RD1.5-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety 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 5-foot wide strip of land be dedicated along Hargis Street adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with Local Street Standards based on the Mobility Plan Designation.
2. That if necessary and for street address purposes, if this parcel map approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
3. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
4. That any necessary public sanitary sewer easement be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveway.
6. That any fee deficit under Work Order No. EXP00158 expediting this project be paid.
7. That Board of Public Works approval be obtained prior to the recordation of the final map for the removal of any tree in the existing or proposed public right-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Hargis Street being dedicated and adjoining the subdivision by the construction of the following:
 1. A concrete curb, a concrete gutter, a 6-foot wide concrete sidewalk, or a sidewalk width acceptable to the City Engineer, planting trees and landscaping of the parkway area.
 2. Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 3. Any necessary removal and reconstruction of the existing improvements.
 4. The necessary transitions to join the existing improvements.
 - b. Improve Alvira Street adjoining the subdivision by repairing and replacing any broken or offgrade curb, gutter, sidewalk and roadway pavement.

- c. Construct the necessary mainline sewer in the common access area, including house connections to serve each parcel; evaluate the efficiency of the existing house connections; and construct any sewer connection arrangement that is acceptable to the Central Engineering District Office.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

9. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated May 19, 2016, Log No. 92690-1 and attached to the case file for AA-2016-2816-PMLA-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

10. 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. The submitted map does not comply with the minimum 5,000 sf lot area requirement of the **RD1.5-1** Zone after street dedication. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
 - d. Parcel A do not comply with the minimum 15 ft. front yard setback along Hargis Street after required street dedication is taken as required for the **RD1.5-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
 - e. 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". No

projections are 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 a reduced and/or projection into the common access strip all the way to the public street.

- f. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

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.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

DEPARTMENT OF TRANSPORTATION

11. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or

out of any public street or sidewalk.

- c. A parking area and driveway plan 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 201 N. Figueroa Street Suite 400, Station 3.

Please contact this section at (213) 482-7023 for any questions regarding the above.

FIRE DEPARTMENT

12. 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. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482 -6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

13. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWPs Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWPs Water Services Organization will forward the necessary clearances to the Bureau of Engineering.

BUREAU OF STREET LIGHTING

14. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Hargis St.

BUREAU OF SANITATION

15. 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.

INFORMATION TECHNOLOGY AGENCY

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions

DEPARTMENT OF RECREATION AND PARKS

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

18. 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 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: Removal of all trees in the public right-of-way may require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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

19. 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 3 small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. 2016-2816 shall not be issued until after the final map has been

recorded.

- c. Provide a minimum of 2 off-street parking spaces per dwelling unit.
- d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high wall or fence shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- h. A Maintenance Agreement shall be formed for the small lot portion of the project, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, public access way(s), walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land and including the remaining parcels. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the parcel map file.
- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than 5 feet in width, pursuant to LAMC Section 12.22-C,27:

- 1) Setbacks shall be permitted as follows:

| Setbacks | | | | |
|----------|------------|-----------|-----------|-----------|
| Lot No. | Front Side | West Side | East Side | Rear Side |
| A | 5' | 5' | 12' | 0' |
| B | 0' | 5' | 12' | 0' |
| C | 0' | 5' | 12' | 5' |

The common access driveway may have a minimum width of 12 feet clear to the sky.

Pursuant to LAMC 17.53-J, the Advisory Agency has considered and approved a reduced lot size of 4,753 square feet in lieu of the required 5,000 square feet.

20. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

21. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS

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 in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute

an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on November 18, 2016, issued ENV-2016-2817-CE, and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2016-2816-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL

AND SPECIFIC PLANS.

The project site is located within the West Adams – Baldwin Hills - Leimert Community Plan, one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Medium II Residential land use designation, with the following corresponding zones: RD1.5, RD2, RW2, and RZ2.5. As the project site is zoned RD1.5-1, the zone is consistent with the land use designation. The site is not located within a specific plan area, community design overlay, or interim control ordinance area.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through zoning regulations which regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The RD1.5 Zone would permit a maximum density of three dwelling units, one dwelling per 1,500 square feet of lot area. As proposed, for a maximum of three small lot homes, the density is consistent with the zone and land use designation. The Bureau of Engineering has recommend a five-foot dedication along Hargis Street, which would reduce the overall lot area of the site to 4,753 square feet. The dedication would be consistent with the Mobility Element and with the approval of the Advisory Agency, the lot area would be consistent with the requirements of the zone.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically Section 17.50 requires that the preliminary parcel map comply with the design requirements of the General Plan. As defined by the Subdivision Map Act and LAMC Section 17.03, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The parcel map indicates the location for vehicular access and frontage for each of the small lots and meets the minimum lot size and width requirements of LAMC Section 12.22-C,27. Additionally the map indicates the location of utilities and public right-of-ways.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the West Adams – Baldwin Hills - Leimert Community Plan and are not subject to any Specific Plan requirements. The project site is bounded by Hargis Street to the south and Alvira Street to the north. Hargis Street is a designated Local Street – Standard and is dedicated to a width of 50 feet. Alvira Street, a designated Local Street – Standard, is dedicated to a width of 60 feet and terminates at the project site. 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. Easements and/or access and “improvements”

refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Staff received recommendations from the Bureau of Engineering for the dedication and improvement along Hargis Street and the construction of the necessary on-site mainline sewers and from the Bureau of Street Lighting, which would require the removal and reinstallation of existing conduit behind the new curb and gutter on Hargis Street if widening is required. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is an rectangular shaped lot located on the northern side of Hargis Street, and is improved with a one-story single family dwelling and detached accessory building. The project would require the removal of the existing structures on the site. While the site is located within the Newport – Inglewood Fault Zone (Onshore), the proposed construction of three small lot homes would require compliance with existing regulations as it relates to seismic safety. The site is located within a liquefaction area; however, the proposed construction of three small lot homes would be required to comply with existing regulations as it relates to liquefaction. The site is not located within the Alquist-Priolo Fault Zone. The site is not located within a hillside area, BOE special grading area, landslide area, methane hazard site, very high fire hazard severity zone, fire district no. 1 or flood zone. The site is within Flood Zone Type X, which denotes an area outside of 500-year floor area.

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

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

The project site and surrounding properties to the north, west, and east have a land use designation of Low Medium II Residential and are zoned RD1.5-1. The properties located to the south of Hargis Street have a land use designation of Low Medium II Residential and are zoned RD2-1. Although the area is developed primarily with one- to two-story single family dwellings, the existing zoning would permit the development of multi-family dwellings. Height District 1 would permit a maximum height of 45 feet. The proposed project will comply with all LAMC requirements for parking, and yards in accordance with Ordinance No. 176,354. As recommended by the Bureau of Engineering, five feet along Hargis Street would be dedicated, which would result in a reduced lot area of 4,753 square feet in lieu of the required 5,000 square feet. However, the project site would be permitted a maximum of three dwelling units with the reduced lot size. At the public hearing, a representative of the school located immediately to the east raised concerns

regarding the height of the buildings and requested that landscaping be planted along the eastern property line to provide a buffer. The Deputy Advisory Agency approved the map on the condition that a landscape buffer be planted along the eastern property line due to concerns from the adjacent neighbor. After the public hearing, the applicant stated that providing a landscape buffer would conflict with the vehicular back-up requirements. The applicant spoke with the representative of the adjacent school and came to an agreement regarding planting of trees along the eastern property line on the adjacent property. As the concern raised by the school has been addressed, the Deputy Advisory Agency has approved the map without a condition for the landscape buffer. With the approval of the Advisory Agency and compliance with recommended conditions, the proposed parcel map is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. On November 18, 2016, the City Planning Department issued the Categorical Exemption ENV-2016-2817-CE. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

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

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

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

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

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

- (h) **THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE**

EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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.

ADJUSTMENT FINDINGS (FURTHER AUTHORITY OF THE ADVISORY AGENCY TO GRANT DEVIATIONS OF NO MORE THAN 20 PERCENT FROM THE APPLICABLE AREA, YARD, AND HEIGHT REQUIREMENTS.)

- (I) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The project proposes to subdivide the project site into three small lots, pursuant to LAMC Section 12.22-C,27 for the construction of three small lot homes. The project site is located within the West Adams – Baldwin Hills – Leimert Community Plan with a land use designation of Low Medium II Residential and is zoned RD1.5-1. The project site is located along the northern side of Hargis Street, which is designated as a Local Street – Standard and is presently dedicated to a width of 50 feet. Consistent with the Mobility Element, the Bureau of Engineering recommends a five-foot dedication along Hargis Street. The five foot dedication would reduce the lot area from 5,018.7 to approximately 4,753 square feet. The resulting lot area would be approximately 5 percent less than the minimum 5,000 square feet required for the RD1.5 Zone. While the lot area would be less than the minimum required by the zone, the maximum permitted density would remain three dwelling units. As the reduced lot area is a result of a dedication to comply with the Mobility Element and the proposed density is consistent with the maximum permitted pre-dedication, the proposed project would nonetheless conform with the intent of the regulations of the zone.

- (j) IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

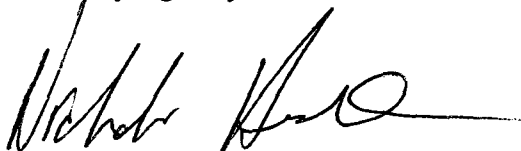
The project site is bounded by Hargis Street to the south and Alvira Street to the north. The properties located generally to the north, west, and east of the site have a land use designation of Low Medium II Residential and are zoned RD1.5-1. The properties located generally to the south, across Hargis Street, have a land use designation of Low Medium II Residential and are zoned RD2-1. The project site and the surrounding properties are developed primarily with one- to two-story single family dwellings. However, the Community Plan has designated the area for multi-family development with a maximum height of 45 feet. The project proposes to develop the site with three small lot homes which will have a maximum height of 45 feet. The small lot homes would provide fee-simple homeownership opportunities similar to the existing single family dwellings. As such, the proposed project would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- (k) THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

The project site is located within the West Adams – Baldwin Hills – Leimert Community Plan, with a land use designation of Low Medium II Residential and is zoned RD1.5-1. The site is not located within a specific plan. The site is located along the northern side of Hargis Street. Prior to dedication, the RD1.5 Zone would permit a maximum of three dwelling units on the project site. Height District 1 would permit a maximum of height of 45 feet. As the project proposes to subdivide the site into three small lots, the Bureau of Engineering has recommended that 5 feet along Hargis Street be dedicated. The dedication would be consistent with the Mobility Element. However, the dedication would reduce the overall lot size of the project site to 4,753 square feet, or 5 percent less than the minimum required 5,000 square feet. With a net lot area of 4,753 square feet, the lot would be permitted a maximum density of three dwelling units. As the project proposes to develop the site with three small lot homes with a maximum height of 45 feet, the project would be in substantial conformance with the purpose, intent and provisions of the General Plan and the Community Plan.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2016-2816-PMLA-SL.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency
NH:MS

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the

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

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

Van Nuys, CA 91401

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

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

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

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