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CITY PLANNING

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Decision Date: February 16, 2018

Appeal Period Ends: March 5th, 2018

Reza Akef (A)(O)
Metro Capital III, LLC
1158 26th Street
Santa Monica, CA 90403

Sean Nguyen (R)
EZ Permits, LLC
7251 North Owensmouth Avenue #2
Canoga Park, CA 91303

RE: Preliminary Parcel Map No. AA-2016-
1801-PMLA-WDI
Related Cases: N/A
Address: 11979 West Walnut Lane
Community Plan: West Los Angeles
Zone: R3-1
Council District: 11 – Bonin
CEQA No.: ENV-2016-1802-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 12.37-I,3 and 17.53, the Advisory Agency approved Parcel Map No. AA-2016-1801-PMLA-WDI, located at 11979 West Walnut Lane for a maximum of **four (4) residential condominiums** in the R3-1 Zone as shown on map dated May 24, 2016 in the West Los Angeles Community Plan. The Advisory Agency also dismissed a request to allow for a Waiver of Dedication and Improvements (WDI) of five feet along 40 feet of project frontage on the north side of West Walnut Lane and two and one-half feet along 40 feet of project frontage on the south side of the northerly abutting alley. This unit density is based on the R3-1 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, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077. 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 any deficit under Work Order No. EXP00155 expediting this project be paid.
2. That the entire parcel map be labeled as Parcel "A" on the final map.
3. 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-of-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.
4. That the following improvements be either constructed prior to the recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Walnut Lane adjoining the subdivision by the reconstruction of a 5-foot wide concrete sidewalk adjacent to the property line; integral concrete curb and gutter; removal of all existing encroachments into the right-of-way area; plant trees and landscape the parkway area all satisfactory to the West Los Angeles Engineering District.
 - b. Improve the alley adjoining the subdivision by the construction of a 2-foot wide longitudinal concrete gutter and suitable surfacing to complete a minimum 10-foot wide alley, together with any necessary removal and reconstruction of the existing improvements.
 - c. Construct the necessary house connection to serve the subdivision; evaluate the efficiency of the existing house connection sewer; and/or any other arrangement acceptable to the West Los Angeles Engineering District Office.

Note:

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

6. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits

and signed inspection cards to show completion of the demolition work.

- b. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street/alley dedications. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

7. 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 be provided between any security gate(s) and the property line, or to the satisfaction of the Department of Transportation.
 - 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.

FIRE DEPARTMENT

8. Prior to the recordation of the final map or the approval of a building permit, a plot plan shall be submitted for approval by the Fire Department and shall include the following minimum design features:

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane
- d. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
- e. Entrance to the main lobby shall be located off the address side of the building.
- f. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- g. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- h. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- j. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note:

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

BUREAU OF STREET LIGHTING

9. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District
 - a. Construct new street light: one (1) on Walnut Lane.

INFORMATION TECHNOLOGY AGENCY

12. 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

13. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

14. Prior to the issuance of a grading permit, the applicant shall submit a Tree Report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance NO. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation for as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health and condition of all trees with locations plotted on a site survey, inclusive of trees in the public right-of-way.
 - a. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division 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 sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note:

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

DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS

Approvals conducted at 201 North Figueroa Street, 4th Floor unless otherwise indicated.

15. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2016-1801-PMLA-LA shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of four (4) residential condominiums.
 - c. Provide a minimum of two (2) and one quarter (1/4) covered off-street parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted, and maintained satisfactory to the Department of Building and Safety.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).
 - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - h. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
16. 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.
17. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:

- a. Defend 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 judgment 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 \$50,000. 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 interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that 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 include 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.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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

As part of the construction of your project, you may wish to make arrangements, with the Information Technology Agency regarding the cable television franchise holder for this area at 213 922-8363.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 4:30 p.m. January 8, 2021.

FINDINGS OF FACT (CEQA)

On September 20, 2017, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2016-1802-CE, for a Categorical Exemption, Class 3, Category 2, Class 15, and Class 32, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.

A project qualifies for a Class 3, Category 2 exemption if it involves the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project involves the construction of a four-unit residential building. As such, the project qualifies for a Class 3, Category 2 categorical exemption.

A project qualifies for a Class 15 exemption if it includes the division of land into four or fewer parcels. The project involves the creation of one lot for a maximum of four residential condominiums. As such, the project qualifies for a Class 15 categorical exemption.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site

and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows:

(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 project is in compliance with the adopted Medium Residential land use designation of the West Los Angeles Community Plan and the permitted density based on its lot area of approximately 5,000 square feet after dedications.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located in the West Los Angeles Community Plan area within the city limits of Los Angeles. The project site was previously developed with a single-family home, which has since been demolished and new construction of a 4-unit multi-family residential building is currently underway. The surrounding area is presently developed with structures. The project site and surrounding development are in an urbanized area of the City. It is on an approximately 5,000 square-foot site.

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

Based on review of Exhibit C-2 of the City of Los Angeles L.A. CEQA Thresholds, Guide 2006, and Figure 9.3, Significant Ecological Areas and Coast Resource Areas Policy Map, the Project site is not located within a Significant Ecological Area.

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

Traffic: The construction of four units proposed by the project is only three more than the existing single-family dwelling previously on the site, and the existing mobility and circulation system available in close proximity to the proposed project can easily accommodate the additional three units introduced into the community. Furthermore, as explained in the LADOT traffic studies manual, a Traffic Study is only required for development projects forecast to generate over 43 AM or PM commuter peak hour trips. By introducing three additional residential dwelling units beyond existing conditions, the project is forecast to generate just a small fraction of the 43 peak hour trip threshold used by LADOT for purposes of determining whether a detailed review of traffic impacts is required. Therefore, the project will not cause a significant or substantial increase in traffic; it is anticipated that traffic impacts as a result of the project will be less-than-significant, and no mitigation is required.

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. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. Section 41.40 of the LAMC regulates noise from demolition and construction activities. Section 41.40

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. As a result of the project being required to comply with the above ordinances and regulations, it can be found that the project would not result in any significant noise impacts.

Air Quality: A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project will result in an increase of just 2 residential units and is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. Therefore, project impacts will be less than significant.

Water Quality: Construction activities would not involve any significant excavation near an identified water source. Furthermore, Best Management Practices (“BMPs”) would be required during general operation of the project to ensure that storm water runoff meets the established water quality standards and waste discharge requirements. 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 project site is located within a highly urbanized area served by existing public utilities and services. The existing duplex at the site has been and will continue to be served by all required utilities and public services.

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in “CEQA Guidelines” Section 15300.2 and determined that none of the exceptions apply to the proposed project:

(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 site in an urbanized area in the City of Los Angeles. The Project site is not located in a particularly sensitive environment and would not be located on a site containing wetlands, endangered species, or wildlife habitats; 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.

This exception does not apply to the proposed project. The project is the construction of residential units in an area previously developed and surrounded by residential uses. The project is entirely consistent with the existing General Plan designation and requirements. The 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 under this category will be less than significant.

(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.

This exception does not apply to the proposed project. The project site is located in an urbanized area of the City. The project consists of residential uses and operations that are compatible with the surrounding residential development. The site does not demonstrate any unusual circumstances, and the project will not generate significant traffic, air quality, or noise impacts.

(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.

This exception does not apply to the proposed project. According to the California Scenic Highway Mapping System, the project site is not located on or near a portion of a highway that is either eligible or officially designated as a state scenic highway.

(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.

This exception does not apply to the proposed project. The project site is not located in Hazardous Waste/Border Zone Properties area as designated by the City of Los Angeles. There are no oil wells located on the project site. There are no elevators or in-ground hydrologic systems, no 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 located within a Methane Zone or Methane Buffer Zone and would be subject to the requirements of

the City Methane Ordinance. These regulatory requirements are applied for all projects in the City located within a Methane Zone in order to avoid any significant impacts.

(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.

This exception does not apply to the proposed project. The project site has not been designated as a historic resource under the National Register of Historic Places, the California Register of Historical Resources, or as a city of Los Angeles Historic-Cultural Monument as an individual landmark or as a contributing building to any existing or potential historic district. Therefore, construction of the proposed project would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA.

As outlined above, the proposed project is located in a developed, urbanized area, which is not a particularly sensitive environment and will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted by any federal, state, or local agency. The project will not result in any significant impacts and, therefore, will not make a cumulatively considerable contribution to any significant cumulative impacts. The project is consistent with the surrounding developments, including established residential uses, does not present any unusual circumstances, nor would it constitute a substantial adverse change in the significance of a historic resource as defined by CEQA. Therefore, none of the possible exceptions to Categorical Exemptions, found in Section 15300.2 Exceptions, apply to this project.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2016-1801-PMLA-WDI, 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 subject site is designated for Medium Residential land uses, corresponding with the R3 Zone in the West Los Angeles Community Plan. The site is zoned R3-1 and is thus consistent with the existing land use designation. The project site is located within the boundaries of the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The Specific Plan assigns mitigation measures based on the number of trips created by a project and Transportation Impact Assessment Fee to fund various transportation improvements in the Specific Plan area, as determined by the Los Angeles Department of Transportation. It is not located within any other specific plans, overlays, or interim control ordinances. The property's existing R3-1 Zone permits a density calculated at one unit per 800 square feet of lot area. With a lot area totaling approximately 5,000 square feet, the

subject site is permitted to be developed with up to six units. As such, the request for four units is permitted by the existing zone designation.

Section 17.51 of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The Municipal Code additionally lists the map requirements for a preliminary parcel map. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Preliminary Parcel Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Medium Residential within the West Los Angeles Community Plan and the corresponding R3 Zone. Apartments, condominiums, and other multi-family are permitted in said land use designation and zone. The project's density is consistent with the site's existing zoning regulation. The map provides the required components of a preliminary parcel map.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Section 17.53 of the Los Angeles Municipal Code as well as 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.

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

Section 17.51 of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. In compliance with such standards, the submitted preliminary parcel map contains the following information: 1) dimensions and record boundaries of the total parcel together with a legal description of the total parcel attached to the map; 2) dimensions and boundaries of each proposed parcel; 3) the names, addresses and telephone number of the property owners, the person filing the map, and the registered civil engineer or licensed land surveyor, if any, who prepared the map; 4) the abutting streets and alleys and existing surface improvements and proposed

dedications and improvements; 5) the location of other existing public easements and/or private street easements; and 6) the accurate location of any structures on the property.

The Bureau of Engineering has requested a dedication of 2 feet, 6 inches along the Alley adjoining the subdivision. The subject lot is one of the only remaining single-family dwellings on Walnut Lane. The underlying Tract 6102 that created the existing subdivision established uniform lots for Walnut Lane and the alley for access. The current lot is 5,000 square feet, which meets the minimum lot area requirement of the R3 Zone. Pursuant to LAMC Section 17.03-A, the Advisory Agency may waive, reduce, or modify the required dedication or improvement. The Advisory Agency hereby waives, the required dedication along the Alley. The dedication will create a pocket alley for a mid-block development that will not be beneficial to the public. The subject site is situated within a fully-developed community. It is unlikely that Walnut Lane and abutting properties will incur any major development or growth in this area in the near future since the majority of lots are currently occupied by multi-family development. As such, the community will be utilizing the same alley width as it stands today. Since the subject property is one of the only remaining single-family lots on the subject block amidst predominately multi-family development, the dedication requirements will not benefit the public for access. To address roadway improvements, the Advisory Agency is requiring that both Walnut Lane and the adjoining alley be improved.

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

The adopted West Los Angeles Community Plan designates the property for Medium Residential uses subject to the R3 Zone. The Medium Residential land use designation and R3 Zone permit the development of multi-family residential structures developed at a ratio of one dwelling unit per 800 square feet of lot area. The property contains approximately 5,000 net square feet and is presently zoned R3-1. The proposed development of four (4) residential condominium units is consistent with the site's existing zoning regulations. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) **The site is physically suitable for the proposed type of development.**

The subject site is located on a level, rectangular-shaped interior lot adjoining the north side of Walnut Lane between Brockton Avenue to the east and Bundy Drive to the west. The project site has a frontage of approximately 40 feet and a depth of approximately 125 feet. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, very high fire hazard severity zone etc.). The site is relatively level and is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone. The site is an in-fill lot in a substantially developed urban area. The subject site is surrounded by parcels zoned R3-1. Adjacent uses include a one-story duplex to the east; a two-story, four-unit apartment building to the west; a two-story, 24-unit apartment building to the south across Walnut Lane; and a two-story, 20-unit apartment building to the north across the abutting alley and fronting Iowa Avenue.

The proposed project is considered an infill development in a neighborhood that is developed with multi-family and single-family residential uses and is consistent with the density of the R3-1 Zone. The project site is located within 0.5 kilometers of the Santa Monica Fault. The site, however, is not in a landslide area, a tsunami-inundation zone, flood-prone area, or a High Wind Velocity Area. The site is not identified as having hazardous waste or past remediation. The site is not located within a Flood Zone.

The Department of City Planning, on September 20, 2017 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 32. This exemption is for infill developments meeting the following five 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. Additionally, the project has been determined to be categorically exempt under Class 15 and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units.

Therefore, the project site is physically suitable for the proposed type of development.

(d) The site is physically suitable for the proposed density of development.

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

physical suitability, and population growth that is expected to occur.

The Preliminary Parcel Map describes and illustrates a land use consistent with the West Los Angeles Community Plan's Medium Residential land use designation with the corresponding R3 Zone. The R3 Zone permits the development of multi-family residential structures developed at a ratio of one dwelling unit per 800 square feet of lot area. The property contains approximately 5,000 net square feet and is presently zoned R3-1. The proposed development of four (4) residential condominium units is consistent with the site's existing zoning regulations.

The subject site is surrounded by parcels zoned R3-1. Adjacent uses include a one-story duplex to the east; a two-story, four-unit apartment building to the west; a two-story, 24-unit apartment building to the south across Walnut Lane; and a two-story, 20-unit apartment building to the north across the abutting alley and fronting Iowa Avenue. The site is an infill lot in a substantially developed urban area and Walnut Lane is an established multi-family residential street. The proposed project would provide a development of an appropriate density within a mixed density residential neighborhood.

The Department of City Planning, on September 20, 2017 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 32. This exemption is for infill developments meeting the following five 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. Additionally, the project has been determined to be categorically exempt under Class 15 and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units.

Therefore, the project site is physically suitable for the proposed type of development.

- (e) **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project site was previously developed with a single-family home, which has since been demolished and new construction of a 4-unit multi-family residential building is currently underway. The surrounding area is presently developed with structures. As such, the project site and surrounding area do not provide a natural habitat for either fish or wildlife.

- (f) **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

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

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

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 3, Category 2 for the construction of a multi-family residential structure with no more than four dwelling units; Class 15 for the division of land into four or fewer parcels; and Class 32 for infill development. No adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

- (g) **The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

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

- (h) **The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (ref. section 66473.1)**

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

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

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2016-1801-PMLA-WDI.

VINCENT P. BERTONI, AICP
Advisory Agency



JORDANN TURNER
Deputy Advisory Agency

JT:CS:bk

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 West 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:

Downtown

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley

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

West Los Angeles

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard, 2nd
Floor
Los Angeles, CA 90025
(310) 231-2598

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, (310) 231-2598, or (818) 374-5050.