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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

KEVIN J. KELLER, AICP
Deputy Director
(213) 978-1272

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

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: November 16, 2016

Appeal Period Ends: December 1, 2016

Eileen Brown (A)(O)
Sycamore Homes LLC
147 North Vista Street
Los Angeles, CA 90036

Kamran Kazemi (R)
Tala Associates
1916 Colby Avenue
Los Angeles, CA 90025

Reynaldo T. De Rama
Tala Associates
1916 Colby Avenue
Los Angeles, CA 90025

RE: Case No. AA-2016-1724-PMLA-SL
Related Case(s): N/A
Address(s): 1434 North Sycamore Avenue
Wilshire Planning Area
Zone : RD1.5-1-O
D. M. : 129B181
C. D. : 10
CEQA : ENV-2016-1725-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50 and 12.22-C,27, the Advisory Agency approved Preliminary Parcel Map No. AA-2016-1724-PMLA-SL, located at 1434 Sycamore Avenue for a maximum of **four (4) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated October 14, 2016 in the Wilshire Community Plan. This unit density is based on the RD1.5-1-O 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 Sycamore Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with the Mobility Plan Designation.
2. That a 4-foot wide strip of land be dedicated along the alley adjoining the subdivision to complete a 10-foot wide alley dedication.
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. If Board of Public Works did not approve the removal of the existing tree(s) within the right-of-way area, then a cash payment conditions be added to the approved conditions, acceptable to the B-Permit Section of the Bureau of Engineering.
4. 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.
5. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
6. That any necessary public sanitary sewer easement with sufficient width be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
7. 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 driveways.
8. That the final map show Parcel "A", Parcel "B", Parcel "C", and Parcel "D" in lieu of Lot 1, Lot 2, lot 3, and Lot 4, respectively.
9. That any fee deficit under Work Order No. EXP00153 expediting this project be paid.
10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Sycamore Avenue 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 with proper transitions to the existing sidewalks, 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 pavements.
 4. The necessary transitions to join the existing improvements.
- b. Improve the alley being dedicated and adjoining the subdivision by the reconstruction of longitude concrete gutter and suitable surfacing to complete a 10-foot wide half alley, together with any necessary removal and reconstruction of the existing improvements.
 - c. Construct the necessary mainline sewer in provided sewer easement with sufficient width, including house connections to serve each parcel, or any other arrangement acceptable to the Central Engineering District Office.

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

11. 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

12. 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 dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". 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.

- d. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress and backup space both on the final map.
- e. 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 Methane Buffer Zone.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

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

DEPARTMENT OF TRANSPORTATION

- 13. 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. In addition, the following items shall be satisfied:
 - a. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

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

DEPARTMENT OF WATER AND POWER

- 15. 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

16. No street lighting requirements.

BUREAU OF SANITATION

17. 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

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

DEPARTMENT OF RECREATION AND PARKS

19. That the Quimby fee be based on the RD1.5-1-O ZONE.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

20. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

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

successors to the following:

- a. Limit the proposed development to a maximum of four (4) small lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2016-1724-PMLA-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
- d. Prior to the recording of the final map, a revised map shall be submitted reflecting the setbacks approved by the Advisory Agency.
- e. 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.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. 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.
- h. 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.
- i. 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 tract file.
- j. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the parcel map file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Parcel	Front (West)	Side (North)	Side (South)	Rear (East)
A	12'-6"	11'-0"	0'-3 ½"	10'-0"
B	12'-6"	0'-3 ½"	5'-0"	10'-0"
C	10'-0"	5'-0"	0'-3 ½"	5'-0"
D	10'-0"	0'-3 ½"	5'-0"	5'-0"

2) Provide a common access driveway varying from a minimum of 11-feet to 20-feet wide and clear-to-the-sky.

- 22. **Tenant Relocation.** That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 23. 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.
- 24. 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 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 August 15, 2016, issued ENV-2016-1725-CE and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designate 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 Parcel Map No. AA-2016-1724-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 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 LAMC.

The requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The subject site is located in the Wilshire Community Plan, which designates the subject property for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2, RZ2.5, and Height District No. 1. The property is not located within a Specific Plan. The property contains approximately 6,850 net square feet and is presently zoned RD1.5-1-O. The applicant is proposing to develop four (4) Small Lot Homes on a site consisting of four (4) Small Lots, per the Small Lot Ordinance and the Subdivision Map Act.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan, which includes Urban Form and Neighborhood Design (Chapter 5 of the General Plan Framework Element). The proposed project activates the site by providing well-designed homes with articulated building facades, landscaping along the project's street frontages, and employing a variety of materials to break up the project's massing. The project's density, height, setbacks, and massing are consistent with the site's existing zoning regulations, the Small Lot Ordinance, and Chapter 5 of the General Plan Framework Element.

The proposed small lot project, as conditioned, will meet the intent of the aforementioned Community Plan's Goals and Objectives and will provide much needed new home ownership opportunities for the Wilshire Community Plan area in the form of multiple-family dwellings as part of an infill development.

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.

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 or 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. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

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

The design and layout of the preliminary map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs.

The adopted Wilshire Community Plan, which designates the subject property for Low Medium II Residential land uses with a corresponding zones RD1.5, RD2, RW2, RZ2.5, and Height District No. 1. The subject property is zoned RD1.5-1-O. The project provides a net lot area of 6,850 square feet (as indicated on the submitted Preliminary Parcel Map) having a density of 4 units consistent with the density requirements of the RD1.5 Zone. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

For the purposes of approving a small lot subdivision, the "design" of the parcel

map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refer to the infrastructure facilities serving the subdivision.

Additionally, the design and improvement of the proposed subdivision are consistent with the Wilshire Community Plan. Sycamore Avenue is a Local Street – Standard and is improved to a 50 foot right-of-way width. Sycamore Avenue is required to have a 60 foot right-of-way width in accordance with the Mobility Plan designation, therefore a 5-foot wide strip of land is required to be dedicated along Sycamore Avenue to complete a 30-foot wide half right-of-way. The east alley adjoining the project site is currently 12-feet wide. A 4-foot wide strip of land will be required to be dedicated along the alley to complete a 10-foot half wide alley.

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 construction of necessary mainline sewers in the provided sewer easement, dedication of five (5) feet along South Sycamore Avenue, the construction of 6-foot wide concrete sidewalk with suitable surfacing to complete a 18-foot wide half roadway, any necessary removal, and the reconstruction of the existing improvements and necessary transitions to join the existing improvements.

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

The general area surrounding the site is developed with multi-family dwellings, apartments, single-family homes, and commercial uses that range in height from one to two-stories. The northern adjoining property is zoned RD1.5-1-O and is developed with an apartment building. The eastern adjoining properties (across the alley) are zoned RD1.5-1-O and are developed with single-family, triplexes and apartments. The southern adjoining properties are zoned RD1.5-1-O and are developed multi-family residential development west of Sycamore Avenue and apartments and single-family homes east of Sycamore Avenue. Further north, across the alley, there are commercial uses (restaurant, office, bakery, furniture store, studio), that are zoned C4-1-O.

The subject site consists of 6,850 net square-feet of land. The proposed project is considered an infill development in a neighborhood that is developed with single-family uses and is consistent with the density of the RD1.5-1-O Zone and height regulations set forth by Height District 1. The project site is located within 2.9 kilometers from the Newport – Inglewood Fault. The site, however, is not in a landslide area, a flood zone, a tsunami inundation zone, flood prone area, or a high wind velocity area. The site is located in a Methane Buffer Zone; however, is not identified as having hazardous waste or past remediation and it is not located in a very High Fire Hazard Severity Zone.

Contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of permits makes the site physically suitable for the proposed type of development.

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

The general area surrounding the site is developed with multi-family dwellings, apartments, single-family homes, and commercial uses that range in height from one to two-stories. The northern adjoining property is zoned RD1.5-1-O and is developed with an apartment building. The eastern adjoining properties (across the alley) are zoned RD1.5-1-O and are developed with single-family, triplexes and apartments. The southern adjoining properties are zoned RD1.5-1-O and are developed multi-family residential development west of Sycamore Avenue and apartments and single-family homes east of Sycamore Avenue. Further north, across the alley, there are commercial uses (restaurant, office, bakery, furniture store, studio), that are zoned C4-1-O.

As described in the requested action, the applicant is requesting the subdivision of one lot into four (4) lots for the construction of four (4) new Small Lot homes with eight (8) on-site parking spaces in accordance with the Small Lot Ordinance No. 176,354. With a maximum permitted density of one dwelling unit per 1,500 square feet, the subject site is permitted up to four (4) dwelling units. The height is consistent with the provision set forward for the Zone and Height District. The maximum height of the proposed project is approximately 41 feet including the stairway and mechanical enclosure and approximately 35'-6" without including the mechanical and stair enclosure. Under Height District 1, the maximum height allowed is 45 feet.

The proposed project will comply with all the Los Angeles Municipal Code requirements for parking, yards, and open space in accordance with Ordinance No. 176,354. As conditioned the proposed parcel map is physical 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.

Up until recently, the project site, as well as the surrounding area were developed with structures and did not provide a natural habitat for fish. Currently, the subject site is developed with a single-family home with no identified fish, wildlife, or established habitat located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

- (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 Plan, 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 recordation of the proposed parcel.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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

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

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

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

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2016-1724-PMLA-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



JORDANN TURNER
Deputy Advisory Agency

JT:LR

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 **Central 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

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

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