

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



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<http://planning.lacity.org>

August 20, 2018

1803 Mesa, LLC (A)(O)
23622 Calabasas Road, Suite 222
Los Angeles, CA 91302

Jonathan Lonner (R)
Burns & Bouchard, Inc.
9619 National Boulevard
Los Angeles, CA 90034

United Civil, Inc. (E)
30141 Agoura Road, Suite 215
Calabasas, CA 91302

Jake Persons
D.R. Horton LA/Ventura
535 North Brand Boulevard,
Suite 900
Glendora, CA 91203

RE: Vesting Tentative Tract Map No. 74070-SL
Address: 1803 South Mesa Street
Related Case(s): DIR-2016-2079-CDP-MEL-
DB-CLQ
Planning Area: San Pedro
Zone: [Q]R3-1XL
D. M.: 012B201
C. D.: 15 -
CEQA : ENV-2016-1111-MND

LETTER OF CLARIFICATION

On October 31, 2016, the Advisory Agency approved Vesting Tentative Tract Map No. 74070-SL. The tract map was approved for a maximum of 22 small lots for the construction of 22 small lot homes.

On March 8, 2018, the owner's representative submitted a request for a Letter of Clarification regarding the approved setback matrix under Condition No. 18 of the original approval. On March 28, 2018, a Letter of Clarification was issued to provide consistency regarding the surface from which the setback measurements are taken and to take into account cantilevering of any story above the ground floor.

On April 5, 2018, the owner's representative submitted an additional request for a Letter of Clarification to make further refinements to the setback matrix consistent with recommendations from the Department of Building and Safety. On April 11, 2018, a second Letter of Clarification was issued addressing the setback matrix.

On August 10, 2018, the owner's representative submitted an additional request for a third Letter of Clarification to state that the pedestrian common access easement over the walkways

in front of Lots 11 through 22 under the building projection are not clear to the sky, consistent with the approved tract map.

The Letter of Determination is hereby clarified to include additional language in the Notes to City Zoning Engineer and Plan Check, under Condition No. 18 as shown below. Language from all previous Letters of Clarification have been incorporated herein.

Condition No. 18

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	North Side	South Side	Rear
1	15'	5'	0'	12.6'
2	4'	0'	20.1'	0'
3	0'	20.7'	0'	6'
4	4'	0'	12.1'	0'
5	0'	5'	5.6'	6'
6	4'	11.7'	0'	0'
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15	0'	0'	0'	5'
16	0'	0'	0'	5'
17	0'	0'	0'	5'
18	0'	0'	0'	5'
19	0'	0'	0'	5'
20	0'	0'	0'	5'
21	0'	0'	0'	5'
22	0'	0'	5'	5'

- i. Minor deviations to the approved 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 front, side, and rear yards of the subdivision measure less than 5 feet in width.
- ii. The Advisory Agency has approved three minimum 10-foot wide common access strips for the approved subdivision.
- iii. Above-ground projections are permitted over the pedestrian common access easement.

The applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Clarification in addition to Condition 18 of the letter of determination. A copy of the recorded document(s) shall be submitted to the Development Services Center for inclusion in the case file.

All other terms and Conditions of VTT-74070-SL shall remain as originally granted.

VINCENT P. BERTONI, AICP
Advisory Agency

A handwritten signature in black ink, appearing to read 'JOJO PEWSAWANG', with a long horizontal flourish extending to the right.

JOJO PEWSAWANG
Deputy Advisory Agency

JP:CS

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April 11, 2018

1803 Mesa, LLC (A)(O)
23622 Calabasas Road, Suite 222
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9619 National Boulevard
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LETTER OF CLARIFICATION

On October 31, 2016, the Advisory Agency approved Vesting Tentative Tract Map No. 74070-SL. The tract map was approved for a maximum of 22 small lots for the construction of 22 small lot homes.

On March 8, 2018, the owner's representative submitted a request for a Letter of Clarification regarding the approved setback matrix under Condition No. 18 of the original approval. On March 28, 2018, a Letter of Clarification was issued to provide consistency regarding the surface from which the setback measurements are taken and to take into account cantilevering of any story above the ground floor.

On April 5, 2018, the owner's representative submitted an additional request for a Letter of Clarification to make further refinements to the setback matrix consistent with recommendations from the Department of Building and Safety. This additional clarification to the setback matrix is consistent with the building footprint originally approved. The corrections are consistent with the requirements of LAMC Section 12.22-C,27.

The Letter of Determination is hereby clarified to include clarification to the Notes to City Zoning Engineer and Plan Check, under Condition 18 as shown below.

Condition No. 18

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	North Side	South Side	Rear
1	15'	5'	0'	12.6'
2	4'	0'	0' 20.1'	20.1' 0'
3	0'	21.7' 20.7'	0'	6'
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17	5' 0'	0'	0'	5'
18	5' 0'	0'	0'	5'
19	5' 0'	0'	0'	5'
20	5' 0'	0'	0'	5'
21	5' 0'	0'	0'	5'
22	5' 0'	0'	5'	5'

The applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Clarification in addition to Condition 18 of the letter of determination. A copy of the recorded document(s) shall be submitted to the Development Services Center for inclusion in the case file.

All other terms and Conditions of VTT-74070-SL shall remain as originally granted.

VINCENT P. BERTONI, AICP
Advisory Agency


JOJO PEWSAWANG
Deputy Advisory Agency

JP:CS

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DEPUTY DIRECTOR
(213) 978-1273

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Decision Date: October 31, 2016

Appeal Period Ends: November 10, 2016

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Los Angeles, CA 91302

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Related Case(s): DIR-2016-2079-CDP-MEL-DB-CLQ
Planning Area: San Pedro
Zone : [Q]R3-1XL
D. M. : 012B201
C. D. : 15 – Joe Buscaino
CEQA : ENV-2016-1111-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 74070-SL, located at 1803 South Mesa Street for a maximum of **22 small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated September 12, 2016 in the San Pedro Community Plan. This unit density is based on the [Q]R3-1XL 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 one-foot wide strip of land be dedicated along 19th Street adjoining the subdivision to complete a 33-foot wide half right-of-way in accordance with LA MOBILITY PLAN Collector Street Standards including a 15-foot radius property line return or 10-foot by 10-foot property line cut corner at the intersection with Mesa Street.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Harbor Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00677 and Work Order E1908018 expediting this project be paid.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. 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

8. 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. Provide a copy of affidavit(s) AFF-4587. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- d. Obtain a [Q] condition clarification letter to allow Small Lot Subdivision on the subject site in lieu of the condominium required by the [Q] condition from Ordinance 163,849.
- 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 vehicular access and/or frontage purposes per Section 12.03 under the definition of "Lot" for Lots 3, 5, 7, 8, and 12 to 21. A lot cannot front an alley in lieu of a street or access strip without obtaining an approval from the Advisory Agency. 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. 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 vehicular access purpose per Section 12.03 under the definition of "Lot" for Lots 1, 2, 3, 5, 7, 8, 9, and 10. 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.
- g. The Map does not comply with the minimum 15 ft. front yard setback for Lots 2, 3, 4, 6, 7, and 9 fronting (facing) along Mesa Street, Lot 11 along 18th Street, and Lot 22 along 19th Street as required for the **R3 Zone**. Revise the Map to show compliance with the above requirement or obtain written approval from the Department of City Planning Advisory Agency to allow the reduced setbacks as indicated in the Setback Matrix.
- h. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

The Project site has a height limit of a maximum 26 ft. per the [Q] condition from Ordinance 163,849.

The submitted Map may not comply with the number of guest parking spaces required per the [Q] condition from Ordinance 163,849 and by the Advisory Agency.

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.

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.

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

9. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space(s) be provided between any ingress 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, LAMC 12.21 A-5(i)a.
 - 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, Room 550. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

10. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. 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.
- c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- d. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- e. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- f. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units
- g. 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.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- j. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- k. Site plans shall include all overhead utility lines adjacent to the site.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- m. The Fire Department may require additional roof access via parapet

access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

- n. 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) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements and conditions stated in the LADWP memo dated May 24, 2016. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

12. If new street light(s) are required, then 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.

BUREAU OF SANITATION

13. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

14. 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

15. That the Quimby fee be based on the [Q]R3-1XL Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

16. 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: 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

17. **Density Bonus Language**

Rental

Prior to the issuance of a building permit for any rental dwelling unit on the subject property, the applicant shall reserve 2 units and shall execute and record a rental covenant agreement running with the land, to the satisfaction of the Los Angeles Housing and Community Investment Department ("HCIDLA"). The covenant shall bind the applicant and/or any subsequent property owner to reserve 2 units for occupancy by Very Low Income households as restricted affordable rental units. Applicant must provide an affordable unit dispersal proposal to be approved by HCIDLA to ensure that affordable units are not segregated or otherwise distinguishable from market-rate units.

For a period of 55 years from the issuance of the Certificate of Occupancy, affordable dwelling units may be occupied only by households whose income has been certified by HCIDLA to fall within the specified Very Low Income affordability level, as defined by California Health and Safety Code Section 50079.5, for the

duration of the covenant.

For-Sale

Prior to the recordation of the Final Map, the subdivider shall designate and reserve 2 units as affordable dwelling units. Prior to the issuance of any Certificate of Occupancy for any dwelling units on the subject property, the applicant shall execute and record a purchase and rental agreement running with the land to the satisfaction of HCIDLA, binding the applicant and/or any subsequent property owner to reserve 2 units as affordable dwelling units at a purchase price to be determined by HCIDLA to be affordable to Very Low Income households.

18. 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 22 small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 74070-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - d. Provide a minimum of 4 off-street guest parking spaces. Guest Parking spaces shall be provided in compliance with the Department of Building and Safety. All guest spaces shall be open, readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.
 - e. Prior to the recording of the final map, a revised map shall be submitted reflecting the setbacks approved by the Advisory Agency.
 - f. 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.
 - g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. 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.

- i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- j. A Maintenance Agreement shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, 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. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- k. 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 approved the following setbacks as it applies to this subdivision and the proposed development on the site:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	North Side	South Side	Rear
1	15'	5'	0'	12.6'
2	4'	0'	0'	20.1'
3	0'	21.7'	0'	6'
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20	5'	0'	0'	5'
21	5'	0'	0'	5'

22	5'	0'	5'	5'
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- i. Minor deviations to the approved 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 front, side, and rear yards of the subdivision measure less than 5 feet in width.
 - ii. The Advisory Agency has approved three minimum 10-foot wide common access strips for the approved subdivision.
19. Prior to the issuance of the building permit or the recordation of the final map, a copy of the determination for Case No. DIR-2016-2079-CDP-MEL-DB-CLQ shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2016-2079-CDP-MEL-DB-CLQ is not approved, the subdivider shall submit a tract modification.
20. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Conditions per Ordinance No. 163,849.
21. That the subdivider shall make suitable arrangements for clearance with the Community Redevelopment Agency for the Pacific Corridor Redevelopment Project area.
22. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, the subdivider shall record and execute a Covenant and Agreement to comply with the San Pedro Specific Plan.
23. Prior to the clearance of any tract 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, 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. (b)
- e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

25. Prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 26 and 27 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
26. 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:
 - MM-1. 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.
 - MM-2. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
 - MM-3. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

- MM-4. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
- MM-5. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-6. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-7. Removal or planting of any tree in public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at 213-

847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

- MM-8. Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
 - MM-9. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
27. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or 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:
- CM-1. Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.
 - CM-2. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
 - CM-3. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
 - CM-4. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
 - CM-5. The developer and contractors shall maintain ongoing contact with the administrator of 15th Street Elementary School. The administrative offices shall be contacted when demolition, grading and construction

activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

- CM-6. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- CM-7. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- CM-8. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- CM-9. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 - 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Removal

of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077 and shall be in compliance with Condition Nos. 16 and 26-MM.5 through 7.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall

include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

- i. Construct new street lights: one (1) on 18th St. and three (3) on Mesa St. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on 19th St.
- (d) 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 Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Mesa Street, 18th Street and 19th Street adjoining the tract by the construction of full-width concrete sidewalks with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - b. Improve the alley adjoining the subdivision by the construction of a 2-foot wide longitudinal concrete gutter and reconstruction of the existing alley improvements adjoining the tract with suitable surfacing to complete a 20-foot wide half alley including any necessary removal and reconstruction of the existing improvements.
 - c. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 17.05N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-1111-MND on June 30, 2016. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (light);
- Biological Resources (habitat modification, tree removal);
- Greenhouse Gas Emissions (construction materials);
- Public Services (police protection, schools);
- Transportation/Traffic (construction hazards).

The Deputy Advisory Agency adopts that Mitigated Negative Declaration No. ENV-2016-1111-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 26, 27, and SL-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-1111-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74070-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 Tentative Tract 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 subject site is located within the San Pedro Community Plan, which designates the subject property for Medium Residential land uses, with the corresponding zone of R3. The subject property is zoned [Q]R3-1XL, established under Ordinance No. 163,849. Under the "Q" Qualified Condition No. 1 of this ordinance, the project is permitted a maximum density of 30 dwelling units. The project is proposing to construct 22 small lot homes, which is consistent with the permitted density of the zone.

The Tentative Tract Map describes and illustrates a land use consistent with the General Plan land use designation of Medium Residential land uses with the corresponding [Q]R3-1XL Zone. Small Lot Subdivision maps are required to have the plan of the building envelope showing the height, size, number of units, and approximate location of buildings and driveways. The project's density is consistent with the site's existing zoning regulations. In accordance with LAMC Section 12.22-C,27, the requested small lot subdivision complies with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80%; and setback requirements. In addition, the project's density meets the minimum requirement of 30 dwelling units pursuant to "Q" Qualified Condition No. 1 of Ordinance No. 163,849, which established the R3 zoning on the site. The map provides the required components of both a tentative tract map and a small lot subdivision.

The San Pedro Community Plan, a part of the Land Use Element of the City's General Plan, states the following goal and objective relevant to the current project:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing

residents and projected population of the Plan area to the year 2010.

The project site is located within the San Pedro Specific Plan. Section 2 states that the following purpose shall apply in the Specific Plan area:

Purpose 3: The Specific Plan is intended to promote a sense of community consistent with San Pedro's maritime heritage, while remaining consistent with the adopted General Plan, the San Pedro Community Plan, and the Coastal Act policies.

The proposed small lot project will meet the intent of the San Pedro Community Plan's goal and objective by providing much needed new home ownership opportunities for the San Pedro Community Plan area in the form of fee-simple housing as part of an infill development, and will therefore also be consistent with the San Pedro Specific Plan.

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 and San Pedro Specific 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 San Pedro Community Plan and the San Pedro Specific Plan requirements. Mesa Street, adjoining the subject property to the east, is a Local Street, dedicated to a width of 60 feet. 18th Street, adjoining the subject property to the north, is a Local Street, dedicated to a width of 60 feet. 19th Street, adjoining the subject property to the south, is a Collector Street, dedicated to a width of 62 feet. The alley, adjoining the subject property to the west, is dedicated to a width of 20 feet.

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 17.05-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%; and five-foot setback requirements for the boundary of the subdivision. The map provides the required components of both a tentative tract map and a small lot subdivision.

The design and layout of the vesting map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Staff received recommendations from the Bureau of Engineering requiring that a one-foot wide strip of land be dedicated along 19th Street adjoining the subdivision to complete a 33-foot wide half right-of-way and for the construction of the necessary on-site mainline sewers. Staff also received recommendations from the Bureau of Street Lighting, which requires that new street lights be installed: one on 18th Street and three on Mesa Street, as well as the relocation and upgrading of one street light on 19th Street, if street widening is required. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. 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 vesting map, building permit, grading permit, or certificate of occupancy.

As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan and San Pedro Specific Plan.

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

The project site is currently vacant. It is one of few underutilized properties in the vicinity. The development of this tract is an infill development within a neighborhood consisting of single and multi-family residential developments, light industrial uses, neighborhood-serving commercial uses, and churches. The project site is located within 1.92 kilometers of the Palos Verdes Fault Zone. The site is not located within a liquefaction zone, hillside area, or BOE Special Grading Area. Additionally, the site is not located within a methane zone, landslide area, high fire hazard severity zone, flood-prone area, or tsunami inundation zone. The site is within Flood Zone Type C, which denotes minimal flooding.

The environmental review conducted by the Department of City Planning, as indicated in Case No. ENV-2016-1111-MND (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area is consistent with existing development of the site and surrounding community. The physical implementation of the project would not cause substantial impacts beyond the existing baseline conditions. Potentially significant impact identified in the Mitigated Negative Declaration would be mitigated via implementation of the required mitigation measures as identified under the Conditions of Approval for this project as indicated in the Mitigated Negative Declaration.

The site is not subject to the Specific Plan for Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas). The Department of Building and Safety, Grading Division, reported that geology/soils reports are not required prior to approval of the map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geological hazards.

The tract 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.**

Adjacent land uses consist of a single-family dwelling, duplexes, triplexes, and a church. Immediately north of the project site across 18th Street is a one-story triplex, zoned R2-1XL. To the immediate south across 19th Street is a one-story duplex, zoned [T][Q]RD1.5-1XL. The properties adjoining the easterly side of Mesa Street opposite the subject property are developed with a single-family residence and the New Harvest Church, zoned [T][Q]RD1.5-1XL. Properties behind the project site, across the 20-foot alley, include a triplex fronting 18th Street and duplex fronting 19th Street, zoned R2-1XL.

The project site has a land use designation of Medium Residential and is zoned [Q]R3-1XL. As proposed, the project will develop the site with 22 small lot homes in conjunction with the small lot subdivision. The applicant is permitted to construct 30 dwelling units per the "Q" Qualified Classification of the zone, thus the project is consistent with the allowable density of the [Q]R3-1XL Zone. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Ordinance No. 176,354. As conditioned the proposed tract 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 is vacant and contains several non-protected trees. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish. The Department of Fish and Wildlife has recommended that mitigation measure regarding nesting native birds be conditioned with the approval of the tract. On June 30, 2016, the City Planning Department issued Mitigated Negative Declaration No. ENV-2016-1111-MND. The Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. Mitigation measures were included to address the impacts of tree removal on wildlife, and have been incorporated herein as Condition Nos. 26, 27, and SL-2. 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 Terminal Island 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 Terminal Island 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.

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 74070-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:JM:CS:bk

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Harbor Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-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.

PROPERTY PROFILE

1. TRACT MAP NO. 74070	2. CITY OF LOS ANGELES
3. MAP DATE: 12/1/79	4. MAP SCALE: 1" = 10'
5. MAP SHEET NO. 1	6. MAP SHEET TOTAL: 1
7. MAP SHEET TOTAL: 1	8. MAP SHEET TOTAL: 1
9. MAP SHEET TOTAL: 1	10. MAP SHEET TOTAL: 1
11. MAP SHEET TOTAL: 1	12. MAP SHEET TOTAL: 1
13. MAP SHEET TOTAL: 1	14. MAP SHEET TOTAL: 1
15. MAP SHEET TOTAL: 1	16. MAP SHEET TOTAL: 1
17. MAP SHEET TOTAL: 1	18. MAP SHEET TOTAL: 1
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21. MAP SHEET TOTAL: 1	22. MAP SHEET TOTAL: 1
23. MAP SHEET TOTAL: 1	24. MAP SHEET TOTAL: 1
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29. MAP SHEET TOTAL: 1	30. MAP SHEET TOTAL: 1
31. MAP SHEET TOTAL: 1	32. MAP SHEET TOTAL: 1
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35. MAP SHEET TOTAL: 1	36. MAP SHEET TOTAL: 1
37. MAP SHEET TOTAL: 1	38. MAP SHEET TOTAL: 1
39. MAP SHEET TOTAL: 1	40. MAP SHEET TOTAL: 1
41. MAP SHEET TOTAL: 1	42. MAP SHEET TOTAL: 1
43. MAP SHEET TOTAL: 1	44. MAP SHEET TOTAL: 1
45. MAP SHEET TOTAL: 1	46. MAP SHEET TOTAL: 1
47. MAP SHEET TOTAL: 1	48. MAP SHEET TOTAL: 1
49. MAP SHEET TOTAL: 1	50. MAP SHEET TOTAL: 1
51. MAP SHEET TOTAL: 1	52. MAP SHEET TOTAL: 1
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75. MAP SHEET TOTAL: 1	76. MAP SHEET TOTAL: 1
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87. MAP SHEET TOTAL: 1	88. MAP SHEET TOTAL: 1
89. MAP SHEET TOTAL: 1	90. MAP SHEET TOTAL: 1
91. MAP SHEET TOTAL: 1	92. MAP SHEET TOTAL: 1
93. MAP SHEET TOTAL: 1	94. MAP SHEET TOTAL: 1
95. MAP SHEET TOTAL: 1	96. MAP SHEET TOTAL: 1
97. MAP SHEET TOTAL: 1	98. MAP SHEET TOTAL: 1
99. MAP SHEET TOTAL: 1	100. MAP SHEET TOTAL: 1

ABBREVIATIONS

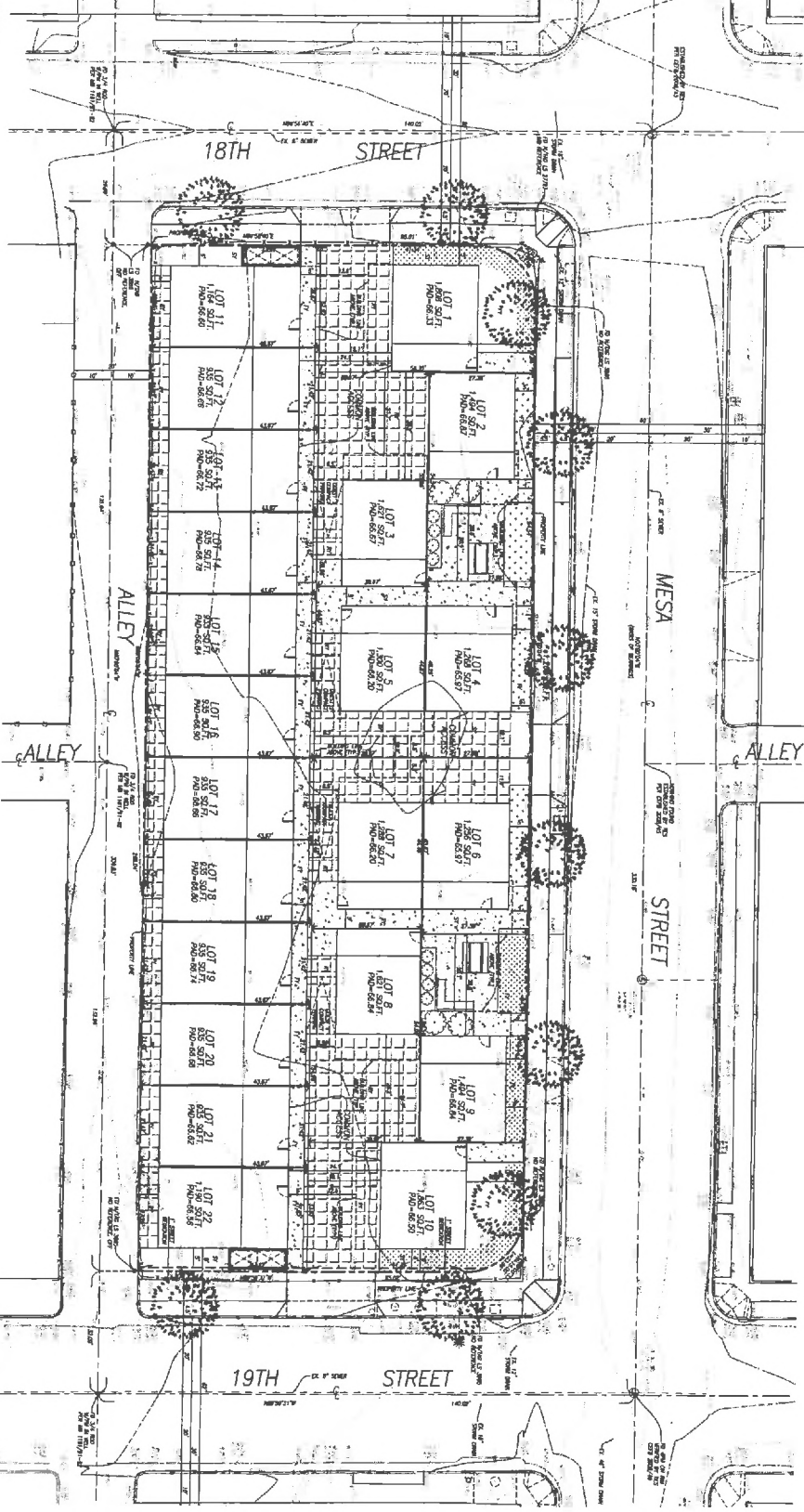
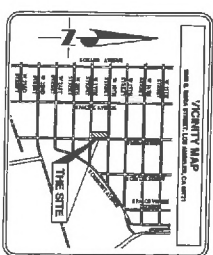
1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT	11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT	21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT	31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT	41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT	51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT	61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT	71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT	81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT	91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT
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LEGEND

1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT	11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT	21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT	31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT	41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT	51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT	61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT	71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT	81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT	91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT
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VESTING TENTATIVE TRACT MAP NO. 74070 IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA FOR SMALL LOT SUBDIVISION PURPOSES

LOT	AREA (SQ. FT.)	AREA (AC.)	PERCENT OF TOTAL
1	1,000.00	0.023	0.23
2	1,000.00	0.023	0.23
3	1,000.00	0.023	0.23
4	1,000.00	0.023	0.23
5	1,000.00	0.023	0.23
6	1,000.00	0.023	0.23
7	1,000.00	0.023	0.23
8	1,000.00	0.023	0.23
9	1,000.00	0.023	0.23
10	1,000.00	0.023	0.23
11	1,000.00	0.023	0.23
12	1,000.00	0.023	0.23
13	1,000.00	0.023	0.23
14	1,000.00	0.023	0.23
15	1,000.00	0.023	0.23
16	1,000.00	0.023	0.23
17	1,000.00	0.023	0.23
18	1,000.00	0.023	0.23
19	1,000.00	0.023	0.23
20	1,000.00	0.023	0.23
21	1,000.00	0.023	0.23
22	1,000.00	0.023	0.23
23	1,000.00	0.023	0.23
24	1,000.00	0.023	0.23
25	1,000.00	0.023	0.23
26	1,000.00	0.023	0.23
27	1,000.00	0.023	0.23
28	1,000.00	0.023	0.23
29	1,000.00	0.023	0.23
30	1,000.00	0.023	0.23
31	1,000.00	0.023	0.23
32	1,000.00	0.023	0.23
33	1,000.00	0.023	0.23
34	1,000.00	0.023	0.23
35	1,000.00	0.023	0.23
36	1,000.00	0.023	0.23
37	1,000.00	0.023	0.23
38	1,000.00	0.023	0.23
39	1,000.00	0.023	0.23
40	1,000.00	0.023	0.23
41	1,000.00	0.023	0.23
42	1,000.00	0.023	0.23
43	1,000.00	0.023	0.23
44	1,000.00	0.023	0.23
45	1,000.00	0.023	0.23
46	1,000.00	0.023	0.23
47	1,000.00	0.023	0.23
48	1,000.00	0.023	0.23
49	1,000.00	0.023	0.23
50	1,000.00	0.023	0.23
51	1,000.00	0.023	0.23
52	1,000.00	0.023	0.23
53	1,000.00	0.023	0.23
54	1,000.00	0.023	0.23
55	1,000.00	0.023	0.23
56	1,000.00	0.023	0.23
57	1,000.00	0.023	0.23
58	1,000.00	0.023	0.23
59	1,000.00	0.023	0.23
60	1,000.00	0.023	0.23
61	1,000.00	0.023	0.23
62	1,000.00	0.023	0.23
63	1,000.00	0.023	0.23
64	1,000.00	0.023	0.23
65	1,000.00	0.023	0.23
66	1,000.00	0.023	0.23
67	1,000.00	0.023	0.23
68	1,000.00	0.023	0.23
69	1,000.00	0.023	0.23
70	1,000.00	0.023	0.23
71	1,000.00	0.023	0.23
72	1,000.00	0.023	0.23
73	1,000.00	0.023	0.23
74	1,000.00	0.023	0.23
75	1,000.00	0.023	0.23
76	1,000.00	0.023	0.23
77	1,000.00	0.023	0.23
78	1,000.00	0.023	0.23
79	1,000.00	0.023	0.23
80	1,000.00	0.023	0.23
81	1,000.00	0.023	0.23
82	1,000.00	0.023	0.23
83	1,000.00	0.023	0.23
84	1,000.00	0.023	0.23
85	1,000.00	0.023	0.23
86	1,000.00	0.023	0.23
87	1,000.00	0.023	0.23
88	1,000.00	0.023	0.23
89	1,000.00	0.023	0.23
90	1,000.00	0.023	0.23
91	1,000.00	0.023	0.23
92	1,000.00	0.023	0.23
93	1,000.00	0.023	0.23
94	1,000.00	0.023	0.23
95	1,000.00	0.023	0.23
96	1,000.00	0.023	0.23
97	1,000.00	0.023	0.23
98	1,000.00	0.023	0.23
99	1,000.00	0.023	0.23
100	1,000.00	0.023	0.23



LOT	AREA (SQ. FT.)	AREA (AC.)	PERCENT OF TOTAL
1	1,000.00	0.023	0.23
2	1,000.00	0.023	0.23
3	1,000.00	0.023	0.23
4	1,000.00	0.023	0.23
5	1,000.00	0.023	0.23
6	1,000.00	0.023	0.23
7	1,000.00	0.023	0.23
8	1,000.00	0.023	0.23
9	1,000.00	0.023	0.23
10	1,000.00	0.023	0.23
11	1,000.00	0.023	0.23
12	1,000.00	0.023	0.23
13	1,000.00	0.023	0.23
14	1,000.00	0.023	0.23
15	1,000.00	0.023	0.23
16	1,000.00	0.023	0.23
17	1,000.00	0.023	0.23
18	1,000.00	0.023	0.23
19	1,000.00	0.023	0.23
20	1,000.00	0.023	0.23

LEGAL DESCRIPTION

THE TRACT MAP NO. 74070, CITY OF LOS ANGELES, STATE OF CALIFORNIA, IS A TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES, AND IS SUBJECT TO THE FOLLOWING LEGAL DESCRIPTION:

BASE OF BEARING

THE BASE OF BEARING FOR THE TRACT MAP NO. 74070, CITY OF LOS ANGELES, STATE OF CALIFORNIA, IS AS FOLLOWS:

BENCHMARK

THE BENCHMARK FOR THE TRACT MAP NO. 74070, CITY OF LOS ANGELES, STATE OF CALIFORNIA, IS AS FOLLOWS:

REMARKS

THE REMARKS FOR THE TRACT MAP NO. 74070, CITY OF LOS ANGELES, STATE OF CALIFORNIA, ARE AS FOLLOWS:



SCALE: 1" = 10'

DATE: 12/1/79

BY: [Signature]

FOR: [Signature]

1803 S. MESA STREET
LOS ANGELES, CA 90071

VESTING TENTATIVE TRACT MAP NO. 74070
FOR SMALL LOT SUBDIVISION PURPOSES

1803 S. MESA STREET
LOS ANGELES, CA 90071

LOS ANGELES, CA 90071