



WEST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

OCT 28 2015

Determination mailing date: _____

Case No. AA-2015-782-PMLA-1A
CEQA: ENV-2015-783-CE

Location: 1819 Veteran Avenue
Council District: 5 – Koretz
Plan Area: West Los Angeles
Zone: R3-1-O

Applicant: 1819 Veteran Ave., LLC
Representative: Robert DeCosmo Architecture
Appellant: Martin Wassell

At its meeting on October 21, 2015, the following action was taken by the West Los Angeles Area Planning Commission:

1. **Granted the appeal in part** to modify the Conditions of Approval.
2. **Sustained** the decision of the Advisory Agency's approval of **Parcel Map** No. AA-2015-782-PMLA for a maximum of four (4) small lot homes for the purposes of a Small Lot Subdivision.
3. **Adopted** the attached modified **Conditions of Approval**.
3. **Adopted** the attached **Findings**.
4. **Found** Categorical Exemption No. **ENV-2015-783-CE** to be adequate environmental clearance for the project.
5. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the with the Environmental Notice of Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund Impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Motion: Merritt
Seconded: Waltz-Morocco
Ayes: Donovan, Halper, Margulies

Vote: 5 - 0


James K. Williams, Commission Executive Assistant II
West Los Angeles Area Planning Commission

Effective Date/Appeals: The determination of the West Los Angeles Area Planning Commission is final and not further appealable.

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 the California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Modified Conditions of Approval, Findings
City Planning Associate: Peg Malone-Brown

MODIFIED CONDITIONS OF APPROVAL**BUREAU OF ENGINEERING**

1. That a 15-foot wide strip of land be dedicated along Veteran Avenue adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards.
2. That the final map show proposed parcels as Parcels "A", "B", "C" and "D" in lieu of Parcels 1, 2, 3 and 4 respectively.
3. 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.
4. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
5. That any necessary public sanitary sewer easement with sufficient width be dedicated within the common access area on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
6. 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.
7. That any fee deficit under Work Order No. EXP00122 expediting this project be paid.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Veteran Avenue being dedicated and adjoining the subdivision the construction of the following:
 - (i) A concrete curb, a concrete gutter, a 5-foot wide concrete sidewalk in a 10-foot wide border, planting trees and landscaping of the parkway area.
 - (ii) Suitable surfacing to join the existing pavement and to complete a 35-foot wide half roadway.
 - (iii) Any necessary removal and reconstruction of the existing improvements.
 - (iv) The necessary transitions to join the existing improvements.

- b. Construct the necessary mainline sewer in the provided sewer easement, including house connections to serve each parcel, or any other arrangement acceptable to the West Los Angeles 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

9. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report. (7006.1).
10. All recommendations of the report by Byer Geotechnical, Inc. Dated 02/12/2015 signed by Robert J. Zweigler, GE 2120, which in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project. (7006.1)
11. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
12. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
13. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
14. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)
15. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater, except at locations where lateral over excavation is not

- possible (i.e., foundations adjacent to property lines or structures), in which case the foundations may be deepened to bear in native soils, as recommended. (7011.3)
16. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2)
 17. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
 18. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
 19. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
 20. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
 21. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.
 22. Unsurcharged temporary excavations over 5 feet exposing alluvium shall be trimmed back at a gradient not exceeding 1:1, as recommended. Unsurcharged temporary excavations exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
 23. All foundations shall derive entire support from native undisturbed soils or properly placed fill, as recommended and shall be approved by the geologist and soils engineer by inspection.
 24. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.

25. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
26. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 15 of the referenced report. All surcharge loads shall be included into the design.
27. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
28. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)
29. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
30. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
31. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
32. The structure shall be connected to the public sewer system. (P/BC 2014- 027)
33. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
34. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
35. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
36. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
37. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the

job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

38. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, [shoring, ABC slot cuts, underpinning, pile installation,] protection fences and dust and traffic control will be scheduled. (108.9.1)
39. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
40. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

(Note: Numbers in parenthesis () refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

41. 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 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 dedications. Front and side yard requirement shall be required to comply with current code as measured from new property line after dedication.

- c. The Map does not comply with the minimum 15 ft. front yard setback for Parcel 1 fronting (facing) along Veteran Avenue as required for the R3-1-O Zone. Front yard requirement shall be required to comply with current code as measured from new property line after dedication. 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 setback as indicated in the Setback Matrix.
- d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky all the way to the public street for frontage and driveway access purposes for Parcels 2, 3, and 4. No projection is allowed in the required common access strip. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning to allow any projection into the required 20 ft. minimum wide access strip all the public street.

Notes:

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements for Small Lot Subdivision.

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

Backup space for parking space with less than 26'-8" shall provide sufficient 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

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

- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- c. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.

FIRE DEPARTMENT

43. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - b. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - c. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

44. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and upon payment of regular service connection charges. All required water

mains have been installed. 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).)

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1218.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

45. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District. The project site is not located on any known pedestrian or bus routes. However, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. (213) 580-2950. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

BUREAU OF STREET LIGHTING

46. IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Veteran Ave.

BUREAU OF SANITATION

47. 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

48. 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

49. That the Quimby fee be based on the R3-1-O Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

50. The applicant shall submit a Tree Report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance NO. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation for as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health and condition of all trees with locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected Trees requires the Board of Public Works approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information.

51. After the parkway improvements have been made. The Developer shall plant a maximum of (2) 24-inch box Jacaranda (*Jacaranda mimosifolia*) trees in the public right of way. If there are any trees that do not fit in the parkway, the remainder trees in 15 gallon containers shall be delivered to the Urban Forestry Division nursery. The actual number and location of new trees shall be determined at time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the sidewalk for the marking of the tree(s) locations and species.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

52. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map AA-2015-782-PMLA-SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of four small lot homes on four small lots.
 - c. Provide a minimum of 2 covered off-street covered parking spaces per dwelling unit. (Note: One space may be a compact space.)
 - d. The use and development of the property shall be in substantial

conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

- e. That prior to issuance of a certificate of occupancy, a minimum six-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. 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.
- 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 made, 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. That the following common access easements shall be provided as shown on revised map stamp-dated September 11, 2015: (1) a minimum 5-foot wide utility access easement within the common access driveway; (2) a minimum 11-foot 0-inch wide X 16-foot 3-inch long common access open space area be provided in the northwest corner of the site; (3) a minimum 5-foot wide common access pedestrian pathway along the southern boundary of the site, and; (4) an 11-foot wide common access driveway adjacent to the northern boundary of the site. All private easements shall be recorded as a Covenant and Agreement to run with the land.
- l. Copies of all recorded Covenant and Agreement(s) shall be submitted to the Department of City Planning for placement in the case file.

- m. Trash and recycling receptacles shall be located out of the public right-of-way and individual bins shall be stored privately in garages. Trash collection shall be coordinated and signed off satisfactory to the Bureau of Sanitation.

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

Approved Variations as follows:

Lot	NORTH	SOUTH	EAST	WEST
A (identified as Lot 1 on the Prelim. Parcel Map)	16'-10 1/8" (Side)	5' (Side)	7'- 9 5/8" (Front)	0' (Rear)
B (identified as Lot 2 on the Prelim. Parcel Map)	16'-10 1/8" (Rear)	5' (Front)	0' (Side)	0' (Side)
C (identified as Lot 3 on the Prelim. Parcel Map)	16'-10 1/8" (Rear)	5' (Front)	0' (Side)	0' (Side)
D (identified as Lot 4 on the Prelim. Parcel Map)	16'-10 1/8" (Rear)	5' (Front)	0' (Side)	11' (Side)

- 53. The final map shall reflect the required dedication along Veteran Avenue to the satisfaction of the Bureau of Engineering.
- 54. 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.
- 55. **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 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 (ii).
- (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 (ii).
- (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.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

SF-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:

- (a) 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.
- (b) 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.

SF-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall 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.

Landscaping within the front yard of Lot 1 shall comply with the applicable regulations of Section 12.21-C,1(g) of the Los Angeles Municipal Code.

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.

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 number of units.

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 Section 17.05-N of the LAMC.

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, on June 19, 2015, 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 AA-2015-782-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 subject site consists of a rectangular shaped parcel containing a total of 6,619.0 net square feet, having a frontage of 49 feet on S. Veteran Avenue and is currently developed with a two-family dwelling. The project site is located within the West Los Angeles Plan area with a land use designation of Medium Residential in the R3-1-O Zone.

The project will provide new home ownership opportunities within the West Los Angeles Community Plan area. The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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.”

Policy 1-4.1: “Promote greater individual choice in type, quality, price and location of housing.”

The project will meet the intent of the aforementioned Community Plan language and will provide new home ownership opportunities for the West Los Angeles Community Plan area. The proposed project will provide four additional dwelling units, helping to increase the supply and variety of housing available within the Plan area. The proposed density and height are permitted by the site’s Medium Residential land use designation and the existing R3-1-O zoning.

The project is located within the boundaries of the West Los Angeles Transportation Improvement and Mitigation Plan. The Department of Transportation has identified that the project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements and the Applicant will be required to pay the applicable fees as a condition of development.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the subject site is not located within a flood zone. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project is located within the West Los Angeles Community Plan and is also located within the boundaries of the West Los Angeles Transportation Improvement and Mitigation Plan area. The Department of Transportation has identified that the project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements and the Applicant will be required to pay the applicable fees as a condition of development. Veteran Avenue, which is designated as a Secondary Highway, is dedicated to a 60-foot width along the site’s frontage and is improved with curb, gutter, sidewalk, and landscape parkway. The Bureau of Engineering (BOE) is requiring the applicant to dedicate a 15-foot wide strip of land along Veteran Avenue adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards. The BOE is also requiring paving to complete a 35-foot wide half roadway, the construction of a concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk in a 10-foot wide border, as well as to plant trees and landscaping in the parkway area on Veteran Avenue. In addition, the subdivision will require removal and reconstruction of the existing

improvements within the right-of-way as necessary, the construction of necessary mainline sewer in the provided sewer easement, including house connections to serve each parcel, or any other arrangement acceptable to the West Los Angeles Engineering District Office. The approval of the driveway and circulation plan by the Department of Transportation will be required prior to the recordation of the final map.

The project's density is less than the maximum permitted by the existing R3-1-O Zone. The development of four small lot homes is proper at the subject location. The surrounding area is improved with multi-family dwellings and one single family home. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The subject site is an interior parcel consisting of 6,619.0 net square feet of land, currently developed with a two-family apartment building. The proposed development of four small lot homes will provide an appropriate development for the neighborhood which consists of multi-family dwellings and one single family home that range from one to four stories in height. The proposed project is considered to be an infill development in a neighborhood that has a mix of medium residential land uses which are consistent with the density and height district of the R3-1-O Zone.

The project site is located within 0.27 kilometers of the Santa Monica Fault. The site has generally flat and is located within a Special Grading Area, as well as a liquefaction area. The project site is not located within a hillside area, slope stability study area, high erosion hazard area, or a fault-rupture study zone. The site is not in a landslide area, tsunami-inundation zone, flood-prone area, or high wind velocity area. The site is not identified as having hazardous waste or past remediation. The site is not within a flood zone.

The parcel map has been approved contingent upon compliance with the Conditions of the Soils Report Approval Letter dated April 14, 2015, and to 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 and surrounding land uses consist of medium density multi-family dwellings and one single-family dwelling. The project proposes the development of four small lot homes, which is less than the allowable density of the site. The applicant is permitted to construct an eight-unit residential apartment building or

a seven-unit residential condominium building by-right, based on the R3 zoning designation.

The project site is a generally flat parcel developed with a two-unit apartment building which will be demolished as part of the project. 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 site is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is 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 Plant, which has been upgraded to meet statewide ocean discharge standards.

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

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

The project site does contain a 5-foot utility easement along the western (interior) side of the property, but it does not affect public access to/from the site off S. Veteran Avenue. Any necessary public access for roads and utilities will be acquired by the City prior to the recordation of the proposed parcel map.

- (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)

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 the applicable planning and zoning regulations in effect at the time the parcel map was filed. The lot layout of the subdivision has taken into consideration 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 AA-2015-782-PMLA.