

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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INFORMATION  
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March 9, 2017

CMB Developers (A)(O)  
1080 Everett Place  
Los Angeles, CA 90026

Ilanit Maghen (R)  
Bien-Willner Architects  
485 South Robertson Boulevard, #5  
Beverly Hills, CA 90211

Hahn and Associates, Inc.(E)  
26074 Avenue Hall #2  
Santa Clarita, CA 91355

RE: Vesting Tentative Tract Map No. VTT-  
74157-SL  
Addresses: 6111-6117 Monterey Road and  
6112 Toltec Way  
Planning Area: Northeast Los Angeles  
Zone: RD1.5-1  
D. M.: 150A231  
C. D.: 14  
CEQA: ENV-2016-928-MND

LETTER OF CLARIFICATION

On January 27, 2017, 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. 74157-SL, for property located at 6111-6117 Monterey Road and 6112 Toltec Way for a maximum of eight (8) small lot homes for the purposes of a Small Lot Subdivision, as shown on map stamped June 28, 2016 in the Northeast Los Angeles Community Plan.

On March 3, 2017, the applicant submitted a request for a clarification of Condition No. J. iii, due to an inconsistency with the Map and the Condition. As such, the instant clarification of Condition No. J. iii will make consistent the approved map and the Condition of approval. Condition No. J.iii shall read:

"The Deputy Advisory Agency approved a common access driveway of 22 feet, **with 16 feet of the driveway being clear open** to the sky, as shown on the map stamp dated June 28, 2016."

All other conditions of Vesting Tentative Tract No. 74715-SL shall remain unchanged.

Vincent P. Bertoni, AICP  
Advisory Agency

Jordann Turner  
Deputy Advisory Agency

JT:HB:bk

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Decision Date: January 27, 2017

Appeal Period Ends: February 6, 2017

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Bien-Willner Architects  
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Hahn and Associates, Inc.(E)  
26074 Avenue Hall #2  
Santa Clarita, CA 91355

RE: Vesting Tentative Tract Map No. VTT-74157-SL  
Addresses: 6111-6117 Monterey Road and 6112  
Toltec Way  
Planning Area: Northeast Los Angeles  
Zone: RD1.5-1  
D. M.: 150A231  
C. D.: 14  
CEQA: ENV-2016-928-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03, 17.15, and Section 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 74157-SL, located at 6111-6117 Monterey Road and 6112 Toltec Way, for a **maximum of eight (8) small lots**, in conjunction with the construction of eight (8) small lot homes, in the Northeast Los Angeles Community Plan. This unit density is based on the RD1.5-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 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**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian or by calling (213) 202-3484.*

1. That an eight-foot wide strip of land be dedicated along Toltec Way adjoining only portion of the tract fronting existing 20-foot wide Toltec Way right-of-way to complete an 18-foot wide half public right-of-way.
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 Central 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. EXT00673 expediting this project be paid.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 N. Figueroa Street, 12th Floor.. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

7. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated February 2, 2016, Log No. 91497 and attached to the case file for Tract No. 74157-SL.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*Building and Safety approvals are conducted by appointment only. Contact Laura Duong at (213) 482-0434 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

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. Obtain a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the final grading permit to show completion of the work.
- c. 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/alley dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- d. Lot 4 along Tolteck Way, Lots 1 and 5 along Monterey Road do not comply with the minimum 15-foot front yard setback after required street dedication is taken as required for the RD1.5-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- e. Resubmit the map to provide and maintain a minimum 20-foot common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20-foot minimum common access strip. Provide the 20-foot wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- f. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (Section 12.21A.17 LAMC). This property is located in a Liquefaction Zone. The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use. If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map. Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval. No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval. An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

*Please contact DOT at (213)482-7024 for any questions regarding the following.*

9. That the project be subject to any recommendations from the Department of Transportation.

**FIRE DEPARTMENT**

*The applicant is 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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.*

10. Access for Fire Department apparatus and personnel to and into all structures shall be required.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Submit plot plans indicating access road and turning area for Fire Department approval.
19. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
20. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
21. 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.

22. Any roof elevation changes in excess of three (3) feet may require the installation of ships ladders.
23. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
24. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
25. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
26. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
27. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy. 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**

*Questions 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) 367-1120.*

28. 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. 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**

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

#### **BUREAU OF SANITATION**

30. Satisfactory arrangements shall be made with the Department of Public Works and 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**

31. 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, 12<sup>th</sup> Floor, Los Angeles, CA 90012, 213 922-8363.

**DEPARTMENT OF RECREATION AND PARKS**

32. That the Quimby fee be based on the RD1.5 Zone.

**BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

33. 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**

34. 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 **eight (8)** small lot homes.
  - b. Provide a minimum of two covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
  - c. 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.
  - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - e. 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.
  - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
  - g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
  - h. A Maintenance Association 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 Association 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.

- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- j. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following setbacks as they apply to this subdivision and the proposed development on the site:

i. Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	Rear	Side (N)	Side (S)
1	5'	0.5'	5'	8'
2	0.5'	0.5'	5'	8'
3	0.5'	0.5'	5'	8'
4	0.5'	5'	5'	8'
5	5'	0.5'	8'	5'
6	0.5'	0.5'	8'	5'
7	0.5'	0.5'	8'	5'
8	0.5'	5'	8'	5'

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 five (5) feet in width.

- ii. The Deputy Advisory Agency approved a request to allow for a reduced project site of 11,692 net square feet in lieu of the otherwise required 12,000 square feet to accommodate Bureau of Engineering dedications, in order to allow for the subdivision and development of an eighth small lot. The project site consists of 12,012 gross square feet of land prior to dedications.
  - iii. The Deputy Advisory Agency approved a common access driveway of 22 feet, clear to the sky, as shown on the map stamp dated June 28, 2016.
35. 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.
36. Indemnification and reimbursement of litigation costs. The 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 in whole or in part, 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-ENVIRONMENTAL MITIGATION MEASURES**

37. 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. 38 and 39 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, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
38. 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 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 that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in the soils report.
- MM-2 Approval shall be obtained from the utility company with regard to proposed construction within or adjacent to the utility easement along the northern property line to Lot 29\*. *\*Staff recommends that the applicant meet with the Grading Division of Building and Safety in order to clarify the correct referenced Lot.*
- MM-3 All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into plans.
- MM-4 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.
- MM-5 A grading permit shall be obtained for all structural fill and retaining wall backfill.
- MM-6 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.
- MM-7 Existing uncertified fill shall not be used for support of footings, concrete slabs, or new fill.
- MM-8 Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction.
- MM-9 Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards.

- MM-10 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.
- MM-11 Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. 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.
- MM-12 A supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way, adjacent property, or adjacent structures. A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans. (3307.3 & 7006.2)
- MM-13 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)
- MM-14 Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
- MM-15 Unsurcharged temporary excavations may be cut vertical up to 3 feet. Excavations over 3 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
- MM-16 All foundations for the proposed structures shall derive entire support from native undisturbed stiff to very stiff soils, as recommended and approved by the soils engineer by inspection.
- MM-17 The friction piles shall be embedded at least 15 feet into natural soils, as recommended.
- MM-18 Foundations adjacent to a descending slope steeper than 3:1 (H:V) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2)
- MM-19 Buildings adjacent to ascending slopes steeper than 3:1 (H:V) in gradient shall be set back from the toe of the slope a level distance equal to one-half the vertical height of the slope, but need not exceed 15 feet. (1808.7.1)

- MM-20 Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
- MM-21 Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock. (P/BC 2014-050).
- MM-22 The design passive pressure shall be neglected for a portion of the pile with a set back distance (horizontal set back) less than five feet from fill, soil or weathered bedrock contact plane with bedrock.
- MM-23 When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)
- MM-24 Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)
- MM-25 Slab on uncertified fill shall be designed as a structural slab. (7011.3)
- MM-26 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.
- MM-27 Retaining walls with a level backfill shall be designed for a minimum EFP of 45 PCF, as specified on page 6 of the report. All surcharge loads shall be incorporated into the design.
- MM-28 In the event retaining walls are proposed that are higher than 6 feet, then a supplemental report shall be submitted to the Department containing retaining wall design calculations and recommendations for lateral earth pressure due to earthquake motions, as required by section 1803.5.12 of the 2014 Los Angeles Building Code.
- Note: The Department requires that the acceleration to be applied to the retained mass not be less than  $\frac{1}{2}$  of  $\frac{2}{3}$  the PGAM (Maximum Considered Earthquake-Geometric Mean, MCEG adjusted for site effects, ASCE 7-10 Eq. 11.8-1).
- MM-29 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)
- MM-30 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)
- MM-31 Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)

- MM-32 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)
- MM-33 Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
- MM-34 The structure shall be connected to the public sewer system. (P/BC 2014-027)
- MM-35 All roof and pad drainage shall be conducted to the street in an acceptable manner; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer. (7013.10)
- MM-36 An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
- MM-37 All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
- MM-38 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)
- MM-39 All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the soils engineer. The soils engineer shall indicate the distance that friction piles or caissons penetrate into competent material in a written field memorandum. (1803.5.5, 1704.9)
- MM-40 Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She 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)
- MM-41 Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, (shoring, if required or planned), pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)
- MM-42 Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
- MM-43 Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She 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)

39. **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 To the maximum extent practical, demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-2 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

#### **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 one-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 one-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 one-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 percent.
  - (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) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Monterey Road.
  - (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) Improve Toltec Way being dedicated and adjoining the entire subdivision by the construction of the following:
  - i. A concrete curb, a concrete gutter, and a four-foot concrete sidewalk.
  - ii. Suitable surfacing to join the existing pavements and to complete a 14-foot wide half roadway.
  - iii. Any necessary removal and reconstruction of existing improvements.
  - iv. The necessary transitions to join the existing improvements.
  - v. 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 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 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-2016-928-MND on July 14, 2016. The Department found that potential negative impact could occur from the project's implementation due to Geology and Soils and Noise.

On September 27, 2016, the Highland Park Heritage Trust nominated the single-family home at the project site for consideration to the Cultural Heritage Commission as an historic monument. On October 20<sup>th</sup>, 2016, the Cultural Heritage Commission determined that the home was not an historic resource to the City. In addition, on December 15, 2016, a historic assessment was prepared for the home by ESA PCR that determined that the home was ineligible under all of the applicable federal, state and local criteria. The Office of Historic Resources concurred with the findings of the report that the home is not an historic resource. As such, the demolition of the existing single-family home at the project site does not require further review under CEQA.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2016-928-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 No(s). 38 and 39 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 requiring reporting and monitoring as specified in Condition No. 37.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

**FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract Map No. 74157-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 Vesting 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 property is located within the adopted Northeast Los Angeles Community Plan which designates the subject property for Low Medium II Residential land uses corresponding to the RD1.5, RD2, RW2, and RZ2.5 zones. The project site is zoned RD1.5-1, consistent with the range of zones permitted on the site, per the community plan.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05 requires that the vesting tentative tract map complies with the design requirements of the General Plan. As defined by the Subdivision Map Act and LAMC Section 17.02, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The tract map, as prepared by Brandon M. Hahn (P.E. 7582), indicates the location of common access easements for vehicular access and frontage for each of the small lots and meets the minimum lot size and width requirements of LAMC Section 12.22-C,27, with the Deputy Advisory Agency's approval of the adjustment to allow a reduced lot area for an eighth dwelling unit. Additionally the map indicates the location of utilities and public right-of-ways. The map provides the required components of a tentative map.

The Vesting Tentative Map describes and illustrates a land use consistent with the site's Low Medium II Residential land use within the Northeast Los Angeles Community Plan and with the corresponding zone. Apartments, condominiums, and other multi-family developments are permitted in said land use designation and zone. As such, an eight-unit small lot subdivision is consistent with the uses permitted on the subject site.

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).

Therefore, an eight-unit subdivision is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.06 of the Los Angeles Municipal Code as well as with the intent and purpose of the General Plan.

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

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

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a tentative map.

The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the submitted map and their comments have been included as conditions of approval.

The adopted Northeast Los Angeles Community Plan designates the property for Low Medium II Residential land use corresponding to the RD1.5, RD2, RW2, and RZ2.5 zones. The project site is zoned RD1.5-1, consistent with the range of zones permitted on the site, per the community plan. The RD1.5 Zone permits a residential density of one dwelling unit per 1,500 square feet of lot area. The project provides a net lot area of 11,692 square feet, after dedications, which would allow for the development of seven (7) dwelling units. The Deputy Advisory Agency approved the applicant's request to allow for a reduced site area in order to build eight (8) units. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

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

The subject site is a sloping parcel containing 11,692 net square feet of land, after dedications. A mix of low- and low-medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. The abutting property to the north is zoned RD1.5-1 and is developed with a one-story single-family home and further north, parcels are developed with a six-unit bungalow apartment development. Properties to the east, across Monterey Road, are zoned RD1.5-1 and are developed with single-family homes and a 92-unit condominium development. The abutting property to the south is zoned RD1.5-1 and is developed with a four unit bungalow development. Parcels to the west, across Toltec Way, are zoned RD1.5-1 and are developed with single-family homes and a four-unit bungalow development. The proposed project is considered an infill development in a neighborhood that is developed with similar housing typologies and the construction of eight (8) dwelling units is consistent with the density of the RD1.5-1 Zone, with the granting of the adjustment to allow for reduced lot area in calculating density.

The project site is 1.29 kilometers from the Raymond Fault and is located within a Very High Fire Hazard Severity Zone, a Hillside Area per the Zoning Code, Special Grading Area (BOE), a liquefaction-prone area, and is within 500 feet of several parks. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas outside of the 0.2 percent annual chance floodplain.

In addition, the environmental review conducted by the Department of City Planning (Case No. ENV-2016-928-MND), established that the physical characteristics of the site and surrounding area are consistent with existing development and urban character of the surrounding community. Therefore, the project site is physically suitable for the proposed type of development.

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

The adopted Northeast Los Angeles Community Plan designates the property for Low Medium II Residential land uses corresponding to the RD1.5, RD2, RW2, and RZ2.5 zones. The project site is zoned RD1.5-1, consistent with the range of zones permitted on the site. The RD1.5 Zone permits dwelling units at a density of one dwelling unit per 1,500 square feet of lot area. After dedications, the project provides a net lot area of 11,692 square feet, which would allow for the development of seven (7) dwelling units. Had the applicant requested to construct an apartment building the dedications along Toltec Way would not have been required and eight dwelling units could have been constructed. Given that the adjustment represents a three percent reduction in the site, the Deputy Advisory Agency approved the applicant's request to allow for a reduced site area thereby allowing

for eight dwelling units on the project site.

A mix of low- and low-medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. The abutting property to the north is zoned RD1.5-1 and is developed with a one-story single-family home and further north, parcels are developed with a six-unit bungalow apartment development. Properties to the east, across Monterey Road, are zoned RD1.5-1 and are developed with single-family homes and a 92-unit condominium development. The abutting property to the south is zoned RD1.5-1 and is developed with a four unit bungalow development. Parcels to the west, across Toltec Way, are zoned RD1.5-1 and are developed with single-family homes and four-unit bungalow development.

In addition, the environmental review conducted by the Department of City Planning (Case No. ENV-2016-928-MND), established that the physical characteristics of the site and surrounding area are consistent with existing development and urban character of the surrounding community. 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). The subject site is not located in a hazardous zone, (i.e., toxic waste, very high fire hazard severity zone etc.), and is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone. While the site is located within a liquefaction area and a Special Grading Area, a soil study was prepared for the project and the Department of Building and Safety, Grading Division, issued an approval letter, dated February 2, 2016. The project has been conditioned to comply with the conditions of approval within the soils approval letter.

As such, a development consisting of eight (8) dwelling units complies with all L.A.M.C. requirements for density, parking, and yards. 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 Mitigated Negative Declaration prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset to these resources. Furthermore, the project site, as well as the surrounding area are highly developed, and does not provide a natural habitat for fish or wildlife.

With regard to those impact categories identified in the environmental documentation as having a potential impact without mitigation, the Mitigated Negative Declaration has identified mitigation measures to mitigate potentially significant impacts to less than or no impact levels. Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

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

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

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was prepared for the proposed project, which indicated that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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 contains a legally recorded lot as identified by the Assessor Parcel Record and Assessor Parcel Maps – Map No. 5312004027. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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

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.

**ADJUSTMENT FINDINGS**

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- (a) **SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT DOES CONFORM WITH THE INTENT OF THOSE REGULATIONS.**

The Zoning Code regulates the size of a lot to ensure uniformity and standardization of yards for residential properties in order to maintain consistency on properties located in the same zone. The RD1.5 Zone allows for a density of one dwelling unit per 1,500 square feet of lot area. The subject site consists of 12,012 gross square feet. Toltec Way appears and functions like an alley but is technically a designated Local Street. As such, BOE is requiring dedications and improvements compliant with Local Street standards. Due to these dedications, the subject lot will be reduced to 11,692 square feet which would allow for the by-right development of seven (7) dwelling units. However, for the purposes of calculating density, the Deputy Advisory Agency has granted a reduced lot to allow for the development of eight (8) dwelling units.

Given that the proposed map is consistent with the requirements of the Subdivision Map Act and with the underlying setback and height regulations of the LAMC, and the fact that the proposed development of small lot homes is an allowed use in the underlying zone and land use designation of the project site, the adjustment is necessary in order to develop an eighth unit on land that would otherwise allow for the development of eight units if Toltec Way was considered an alley. Had Toltec Way been a designated alley, the applicant could have used half of the alleyway to calculate the project's density which would have resulted in sufficient land area to accommodate an eighth unit. As such, due to site characteristics, strict adherence to the zoning regulations is impractical however, the proposed project still conforms with the intent of the underlying regulations.

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

The site is currently developed with a single-family home and detached garage on a 12,012 gross square-foot lot. Due to standard roadway dedications along Toltec Way, the project site is reduced to 11,692 net square feet, which effects the calculation of allowable density on the project site. As such, the applicant requested an adjustment to allow for a reduced lot area for the purposes of calculating the project's allowable density and the Deputy Advisory Agency approved the request thereby allowing for the development of eight dwelling units.

A mix of low- and low-medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. Properties to the north, south, east, and west are all zoned RD1.5 and are developed with a mix of single- and multi-family dwellings ranging from two to six dwelling units, between one to three stories in height. Development along the westerly side of

Monterey Road observes varying setbacks ranging from four to 26 feet. The proposed project will provide an 11-foot front yard setback along Monterey Road, consistent with surrounding properties. In addition, the project will provide the required five-foot rear and side yard setbacks. The resulting development of eight small lot homes, four stories in height, would be consistent with the underlying zone and with the size and height of existing development in the area. As such, the Deputy Advisory Agency is granting the adjustment which will result in a development that is compatible and consistent with surrounding uses and that will not adversely affect adjacent properties.

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

The project site is located within the Northeast Los Angeles Community Plan which designates the property for Low Medium II Residential land uses corresponding to the RD1.5, RD2, RW2, and RZ2.5 Zones. The subject site is zoned RD1.5 which is consistent with the range of zones allowed under the corresponding land use designation. The property is not located within any specific plan areas.

The Community Plan guides development so that it is compatible with the character and scale of existing neighborhoods. The Small Lot Subdivision allows for reduced lot sizes and yard setbacks. The proposed development of eight small lot homes is an allowed use on the subject site. In addition, the proposed development complies with the height limitations of Height District 1 and with the setback requirements of the Small Lot Ordinance. Therefore, granting a reduced lot size of 11,692 square feet instead of the otherwise required 12,000 square feet of land results in a mere three percent reduction of the site and in a project that is still in substantial conformance with the purpose, intent, and provisions of the General Plan and the Northeast Los Angeles Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 74157-SL.

Vincent P. Bertoni, AICP  
Advisory Agency



JORDANN TURNER  
Deputy Advisory Agency

JT:HB: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 **East Los Angeles Area Planning Commission**, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 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., 4<sup>th</sup> 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.

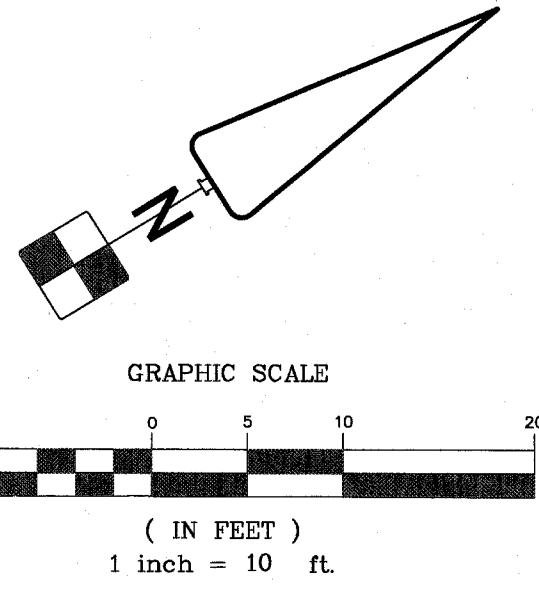
If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.



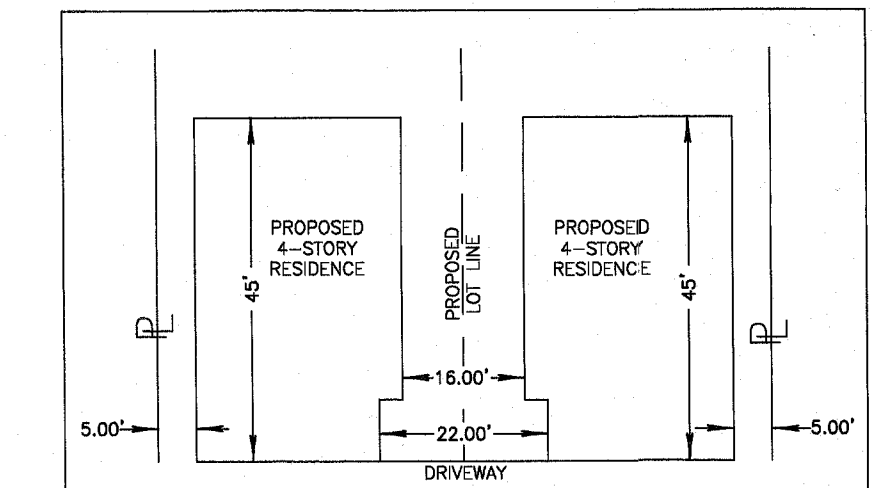
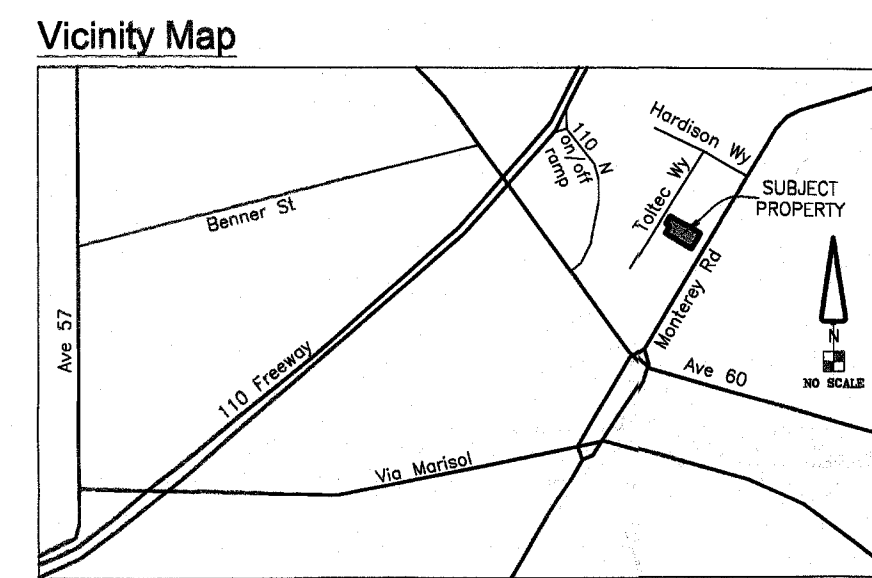
# VESTING TENTATIVE TRACT NO. 74157

FOR SMALL LOT SUBDIVISION PURPOSES  
PER ORDINANCE 176,354

BEING A SUBDIVISION OF LOTS 28 AND 29, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 75 TO 76 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.



- Legend:**
- cc = asphalt concrete
  - bs = bottom step
  - bw = bottom wall
  - cf = curb face
  - co = clean out
  - conc = concrete
  - cor = corner
  - fl = flowline
  - fs = finish surface
  - g = ground
  - gp = guard post
  - gv = gas valve
  - pl = property line
  - pp = power pole
  - ret = retaining
  - sdmh = storm drain manhole
  - smh = sewer manhole
  - ss = street sign
  - TBR = to be removed
  - tc = top of curb
  - tom = top of manhole
  - ts = top of step
  - tw = top of wall
  - w.i. = wrought iron
  - wm = water meter
  - wv = water valve
  - pl = property line
  - cl = centerline
  - s = buried sewer
  - w = buried water
  - g = buried gas
  - sd = buried storm drain
  - o = overhead wires
  - T = Proposed trash bin location
  - R = Proposed recycle bin location

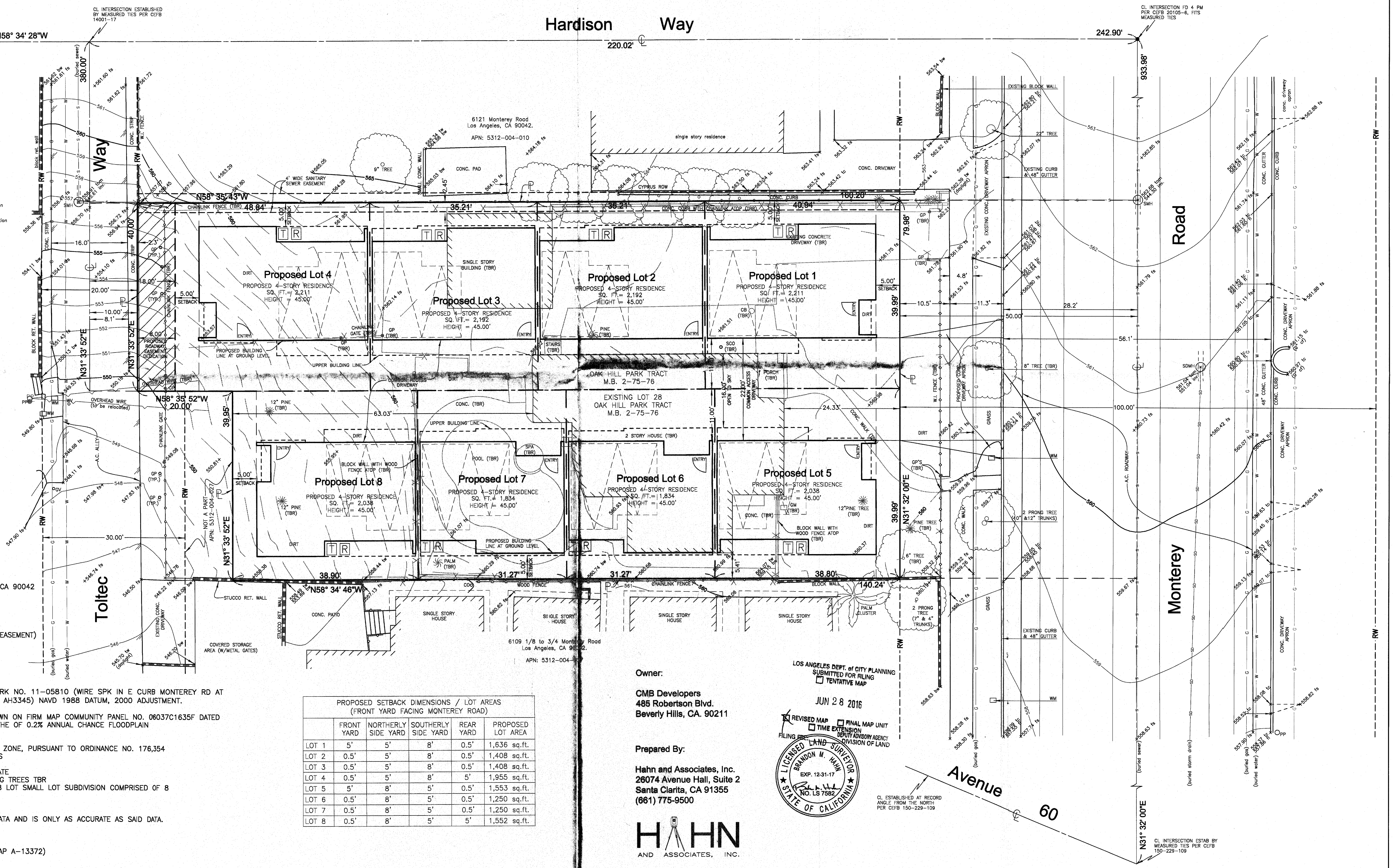


DATE OF PLAN: JUNE 22, 2016  
 DATE OF FIELD SURVEY: FEBRUARY 25, 2016  
 ADDRESS: 6111 AND 6117 MONTEREY ROAD, LOS ANGELES, CA 90042  
 THOMAS GUIDE PAGE: 595-D-3  
 AREA: GROSS - 12,012 SQ.FT., 0.28 ACRES  
 NET - 11,692 SQ.FT., 0.28 ACRES  
 (GROSS AREA - LESS PROPOSED ROADWAY EASEMENT)  
 EXISTING/PROPOSED ZONING: RD1.5-1  
 COMMUNITY PLAN: EAST LOS ANGELES  
 CENSUS TRACT NO: 1837.02  
 MAP SHEET: 150A231

BENCH MARK: THE ELEVATION OF 543.096 ON BENCH MARK NO. 11-05810 (WIRE SPK IN E CURB MONTEREY RD AT BC CURB RETURN N OF AVE 60; 3FT S OF CB. NGS BM AH3345) NAVD 1988 DATUM, 2000 ADJUSTMENT.  
 FOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NO. 06037C1635F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

- NOTE:**
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354
  - BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS
  - EXISTING SITE IMPROVEMENTS TBR
  - PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
  - THERE ARE NO PROTECTED TREES ON THE SITE. EXISTING TREES TBR
  - FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A 8 LOT SMALL LOT SUBDIVISION COMPRISED OF 8 SINGLE-FAMILY DWELLINGS WITH 16 PARKING SPACES.
  - COMMUNITY DRIVEWAY TRASH COLLECTION.
  - SEWERS ARE IN AND AVAILABLE
  - UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
  - NOT IN A BASELINE HILLSIDE AREA
  - LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE
  - LOCATED IN A LIQUEFACTION AREA
  - LOCATED IN SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)
  - NOT IN A SPECIAL FLOOD HAZARD AREA

PROPOSED SETBACK DIMENSIONS / LOT AREAS (FRONT YARD FACING MONTEREY ROAD)					
LOT	FRONT YARD	NORTHERLY SIDE YARD	SOUTHERLY SIDE YARD	REAR YARD	PROPOSED LOT AREA
LOT 1	5'	5'	8'	0.5'	1,636 sq.ft.
LOT 2	0.5'	5'	8'	0.5'	1,408 sq.ft.
LOT 3	0.5'	5'	8'	0.5'	1,408 sq.ft.
LOT 4	0.5'	5'	8'	5'	1,955 sq.ft.
LOT 5	5'	8'	5'	0.5'	1,553 sq.ft.
LOT 6	0.5'	8'	5'	0.5'	1,250 sq.ft.
LOT 7	0.5'	8'	5'	0.5'	1,250 sq.ft.
LOT 8	0.5'	8'	5'	5'	1,552 sq.ft.



**Owner:**  
**CMB Developers**  
 485 Robertson Blvd.  
 Beverly Hills, CA. 90211

**Prepared By:**  
**Hahn and Associates, Inc.**  
 26074 Avenue Hall, Suite 2  
 Santa Clarita, CA 91355  
 (861) 775-9500

LOS ANGELES DEPT. OF CITY PLANNING  
 SUBMITTED FOR FILING  
 TENTATIVE MAP  
 JUN 28 2016

REVISED MAP  
 TIME EXTENSION  
 RINAL MAP UNIT  
 DEPUTY ADVISORY AGENCY  
 DIVISION OF LAND

LICENSED LAND SURVEYOR  
 RANDON M. HAHN  
 EXP. 12-31-17  
 NO. LS 7582  
 STATE OF CALIFORNIA

