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CITY PLANNING

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(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

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

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

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: July 21, 2016

Appeal Period Ends: August 5, 2016

Judd Burton (O/A)
Jburton, Inc.
1976 La Cienega Boulevard, Suite 292
Los Angeles, CA 90034

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

RE: Preliminary Parcel Map:
AA-2016-0690-PMLA-SL
Related Cases: N/A
Address: 6075 W. Horner Street
Community Plan: Wilshire
Zone: RD1.5-1-O
Council District: 10 – Wesson
CEQA No.: ENV-2016-0691-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53 and 12.22-C,27, the Advisory Agency approved Parcel Map No. AA-2016-0690-PMLA-SL, located at 6075 W. Horner Street for a maximum of **4 Small Lots** for the purposes of a Small Lot Subdivision as shown on map dated March 2, 2016 in the Wilshire Community Plan. This unit density is based on the RD1.5-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

1. That, if necessary and for street address purposes, if this parcel map is approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
2. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354".
3. 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 Central Engineering District Office.
4. 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.
5. That any fee deficit under Work Order EXP00145 expediting this project be paid.
6. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Horner Street adjoining the subdivision by repairing or replacing any broken or off-grade curb, gutter, sidewalk, roadway pavement; close the any unused driveway with standard curb and gutter; plant trees and landscape the parkway area.
 - b. Construct the necessary mainline sewer in the provided sewer easement with sufficient width, including house connections to serve each parcel, or any other arrangement acceptable to the Central Engineering District Office.

Note:

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. Comply with any requirements with the Department of Building and Safety, Grading Division (Log # 88847) before recordation of the final map and the issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Parcels A and B do not comply with the minimum 15 ft. front yard setback along Horner Street after required street dedication is taken as required for the RD1.5-1-O Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for frontage and vehicular access purposes per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- e. Provide and dimension the reciprocal private easement for drainage and utilities in the Final Map.

Notes:

This property is located in a Liquefaction Zone.

This property is located in a Methane Zone.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

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

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

Plan Check or obtain City Planning Approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

11. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. A minimum 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. A parking area and driveway plan must be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

Note:

Please contact this section at (213) 972-8473 for any questions regarding the above.

FIRE DEPARTMENT

12. Prior to the recordation of the final map or the approval of a building permit, a plot plan which includes the following minimum design features shall be submitted for approval to the Fire Department:
- a. All structures must be within 300 feet of an approved fire hydrant.
 - b. 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.
 - c. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - d. 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.

Note:

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

INFORMATION TECHNOLOGY AGENCY

13. 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

14. That the Quimby fee be based on the RD1.5-1-O Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. Prior to the issuance of a grading permit, the applicant shall submit a Tree Report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance NO. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation for as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health and condition of all trees with locations plotted on a site survey, inclusive of trees in the public right-of-way.
 - a. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street plantings shall be brought up to current standards. When the City has previously 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. If street tree removal is required call 311 or 1-800-996-2489 to initiate the permitting process.
 - b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunk, as measure 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box size tree. Net, new trees, located within the parkway of the adjacent public right-of-way, may be counted toward replacement tree requirements.

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.

Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS

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

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2016-0690-PMLA-SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of four (4) small lots.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: At least one space shall be a standard space. Tandem parking is allowable.)
 - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - h. A Maintenance Agreement shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall

automatically become members of the agreement 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.

- 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 variations from the LAMC as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

1. Setbacks shall be permitted as follows:

Setbacks				
Parcel	Front (south)	Side (west)	Side (east)	Rear (north)
A	12'-6"	0'-3"	10'-6"	8'-7"
B	12'-6"	5'-0"	0'-3"	8'-7"
C	8'-6"	5'-0"	0'-3"	5'-0"
D	8'-6"	0'-3"	5'-0"	5'-0"

- i. Minor deviations to the approved setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the side yard of the subdivision measure less than 5 feet in width.
 - ii. The Advisory Agency has approved a 10-foot common access strip for the approved subdivision.
20. 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.
21. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event that Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS OF FACT (CEQA)

On June 7, 2016, the Department of City Planning determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15 and Class 3, Category 2. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. The project is an infill project located in an existing multiple family residential neighborhood and will not create any impacts on an environmental resource of hazardous or critical concern. The project is in compliance with existing zoning and adopted land use designations. It would not create a significant cumulative impact on the environment nor are any unusual circumstances anticipated, given that the project will be required to adhere to all applicable building codes and regulated construction methods. The project is not located on or adjacent to a scenic highway, has not been identified as a hazardous waste site, nor is it the location of a historical resource.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2016-0690-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **The proposed map will be/is consistent with applicable general and specific plans.**

The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The subject property is located within the adopted Wilshire Community Plan which designates the subject property for Low Medium II Residential land use with the corresponding zone of RD1.5, RD2, RW2, and RZ2.5. The property contains approximately 0.15 net acres (6,536 square feet) and is presently zoned RD1.5-1-O.

The applicant is proposing to develop four (4) Small Lot Homes on a site consisting of four (4) Small Lots, per the Small Lot Ordinance and the Subdivision Map Act.

The 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 Preliminary Parcel Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Low Medium II Residential within the Wilshire Community Plan that corresponds to the RD1.5-1-O Zone. Apartments, condominiums, and other multi-family are permitted in said land use designation and zone and small lot subdivisions are only permitted in zones which permit multi-family uses. Small Lot Subdivision maps are required to have the plan of the building envelope showing the height, size, number of units, and approximate location of buildings, and driveways. The project's density is consistent with the site's existing zoning regulation. In accordance with LAMC Section 12.22-C,27, the requested small lot subdivision complies with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80%; and setback requirements. The map provides the required components of, both, a preliminary parcel map and a small lot subdivision.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.53 and 12.22-C,27 of the Los Angeles Municipal Code as well as the intent and purpose of the General Plan.

(b) The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

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

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

The design and layout of the vesting map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los

Angeles Municipal Code. Several public agencies (including Fire Department, Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy.

The adopted Wilshire Plan designates the property for Low Medium II Residential uses subject to the RD1.5, RD2, RW2, and RZ2.5 Zones. The Low Medium II land use designation and the RD1.5-1XL Zone permit the small lot development subject to lot areas comprised of a minimum of 1,500 square feet (Sections 12.09.1 and 12.22-C,27 of the Los Angeles Municipal Code). The project provides a net lot area of 7,350 square feet having a density of 4 units consistent with the density requirements of the RD1.5 Zone. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The site is a flat parcel containing 6,536 square feet of land in a multi-family residential neighborhood. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, very high fire hazard severity zone etc.). The site is relatively level and is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone. The site is an in-fill lot in a substantially developed urban area. Surrounding uses are all zoned RD1.5-1-O and include single- and multi-family housing that ranges from one-to three-stories. Adjoining properties to north are developed with two, two-story duplexes and one, three-story multi-family building containing five units. Properties to the south, across Horner Street, are developed with a one-story single-family residence, a two-story triplex, and a two-story multi-family building containing eight units. The properties adjoining the subject site to the east and west are developed with two-story triplexes.

The subject street is characterized by medium residential multi-family residential structures.

The proposed project is considered an infill development in a neighborhood that is developed with has many multi-family uses and is consistent with the density of the RD1.5-1-O Zone. The project site is located within 1.08 kilometers of the Newport – Inglewood Fault Zone (onshore). The site, however, is not in a landslide area, a tsunami-inundation zone, flood-prone area, or a High Wind Velocity Area. The site is not located in a Methane Zone and is not identified as having hazardous waste or past remediation. The site is located within Flood Zone Type X, outside of a Flood Zone. The property is located within a liquefaction zone; however, a soils report of

the subject site and proposed development has been approved by the Los Angeles Department of Building and Safety Grading Division.

The Department of City Planning, on June 7, 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 15; and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units.

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

The adopted Wilshire Community Plan designates the property for Low Medium II Residential uses subject to the RD1.5, RD2, RW2, and RZ2.5. The Low Medium II land use designation and the RD1.5-1-O Zone permit the small lot development subject to lot areas comprised of a minimum of 1,500 square feet (Sections 12.09.1 and 12.22-C,27 of the Los Angeles Municipal Code). The project provides a net lot area of 6,536 square feet having a density of four (4) units consistent with the density requirements of the RD1.5 Zone. The subject site is a flat, infill lot in a substantially developed urban area with adequate infrastructure.

The Department of City Planning, on May 17, 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 15; and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. 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 site is located in an identified fault zone and is subject to liquefaction; however, any construction that occurs on site will be required to adhere to appropriate seismic and geotechnical requirements, as deemed appropriate. The subject site is not located in any other 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.

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

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

The Department of City Planning, on June 7, 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 15; and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or

similar multi-family residential structure totaling no more than four dwelling units. The project has been identified as not having any 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 is concerned. Furthermore, the project site, as well as the surrounding area is presently developed with multi-family structures which do not provide a natural habitat for fish or wildlife. 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 over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, an environment assessment consistent with the requirements of the California Environmental Quality Act (CEQA) was prepared for the proposed project, which indicates 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.**

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

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

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

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

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

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

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

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2016-0690-PMLA-SL.

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

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

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

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Los Angeles Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 4:30 PM on August 1, 2016* at one of the Department's Development Services Centers, located at:

Figueroa Plaza
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012
213 482-7077

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

*Please note the cashiers at the public counters close at 3:30 PM.

Forms are also available on-line at <http://cityplanning.lacity.org/>

Pursuant to Ordinance No. 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

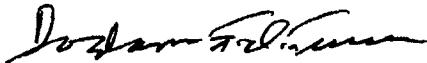
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California 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 Public Counter staff at (213) 482-7077 and (818) 374-5050.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 4:30 p.m. July 15, 2019.

No requests for time extensions or appeals received by mail shall be accepted.

Vincent P. Bertoni, AICP
Advisory Agency



JORDANN TURNER
Deputy Advisory Agency

JT:JM

cc: Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M.
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

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

PRELIMINARY PARCEL MAP

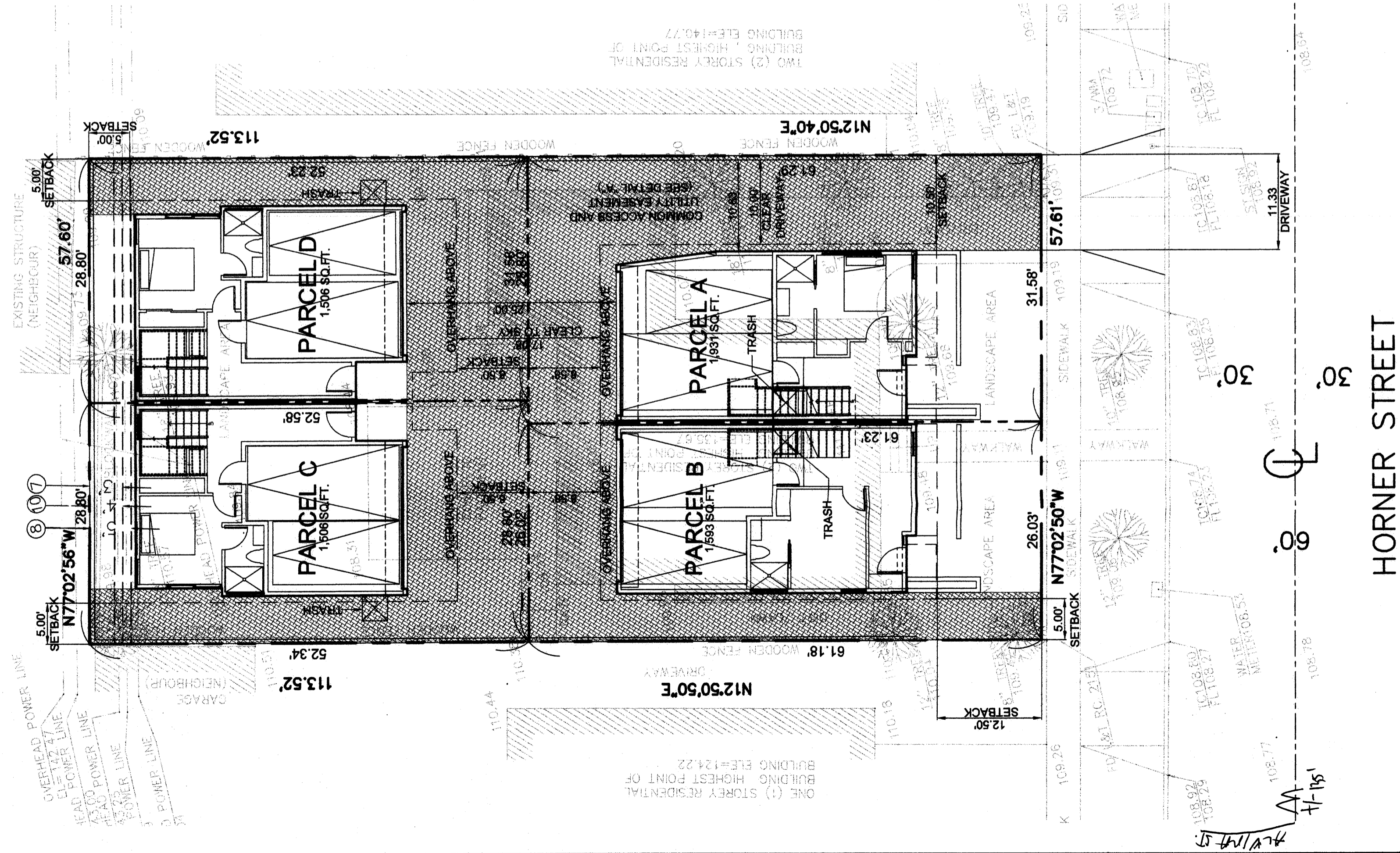
FOR 4 UNIT SMALL LOT SUBDIVISION

LOT 70 OF TRACT NO. 7887, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 84 PAGES 76 TO 78 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 5068-005-030

AA 2016-0690

SCALE: 1"=10'



DETAIL - A
N.T.S.

HORNER STREET

EASEMENT NOTES:

PER CHICAGO TITLE COMPANY, ORDER NO.: 000086003-977-404
DATED: MARCH 13, 2015

① EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LOS ANGELES
PURPOSE: SANITARY SEWER
RECORDING NO: BOOK 4472, PAGE 148, OF OFFICIAL RECORDS

② COVENANTS AND CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING NO: BOOK 9444, PAGE 216, OF OFFICIAL RECORDS
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR:
AN EASEMENT FOR UTILITIES AS SET FORTH IN THE DOCUMENT ABOVE MENTIONED.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

PROPERTY DESCRIPTION					
PARCEL #	LOT AREA	SETBACK NORTH	SETBACK EAST	SETBACK SOUTH	SETBACK WEST
A	1,931 SF	8'-07"	10'-06"	12'-06"	0'-3"
B	1,593 SF	8'-07"	0'-3"	12'-06"	5'-0"
C	1,506 SF	5'-0"	0'-3"	8'-06"	5'-0"
D	1,506 SF	5'-0"	5'-0"	8'-06"	0'-3"



VICINITY MAP
N.T.S.

TRACT MAP NOTES

OWNER & SUBDIVIDER
JUDD BURTON
6075 HORNER STREET
LOS ANGELES, CA, 90035
(310) 210 - 9762
ATTN: MR. JUDD BURTON

ADDRESS SITE:
6075 HORNER STREET
LOS ANGELES, CA, 90035

GROSS AREA: 8,267 SQ. FT. = 0.189 ACRES
PIQ + HALF OF HORNER STREET

NET AREA = PIQ
6,536 SQ. FT. = 0.150 ACRES PIQ ONLY

NOTES:

1. NO AREA IS SUBJECT TO FLOODING.
2. NO PROTECTED SPECIES ON THE SITE.
3. ALL UTILITIES ARE AVAILABLE TO SITE.
4. PROPOSED PROJECT: 4 PARCELS
5. EXISTING ZONE: RD1.5-1-0 PROPOSED ZONE: SAME
6. NO EASEMENT EXCEPT SHOWN HEREON.
7. PROPOSED PARKING SPACES: 4 PARKING SPACES
2 PARKING SPACES FOR EACH PARCEL
8. NO GEOLOGICAL HAZARDOUS AREA.
9. SEWER IS AVAILABLE TO THE SITE.
10. SITE IS IN LIQUEFACTION.
11. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
12. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1-0 ZONE, PURSUANT TO ORDINANCE NO. 176,354

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 PARCEL MAP

U & ZUB
 REVISED MAP
 FINAL MAP UNIT
 EXTENSION OF TIME
 MODIFIED
DEPUTY CITY CLERK