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Decision Date: March 24, 2017

Last Day to Appeal: April 04, 2017

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RE: Vesting Tentative Tract No. 73836
Related Case: DIR-2016-2731-CDO
599 West Avenue 28
Northeast Los Angeles Planning Area
Zone: RD2-1-CDO-RIO
District Map: 144 A 219
Council District: 1
CEQA: ENV-2015-3397-CE
Legal Description: Lot 25, Block 3, Jeffries
Avenue Tract

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency adopted Categorical Exemption ENV-2015-3397-CE as the environmental clearance and approved Vesting Tentative Tract Map VTT-73836-SL, pursuant to the Small Lot Subdivision Ordinance No. 176,354, for a maximum of **10 small lots** as shown on map stamp-dated February 9, 2017. This unit density is based on the RD2-1-CDO-RIO Zone and subject to the following conditions. 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. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 15-foot radius property line return or a 10-foot by 10-foot property line corner cut be dedicated at the intersection of Avenue 28 and Idell Street adjoining the tract.
2. That a 2.5 foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half alley.
3. 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.
4. 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.
5. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central District Engineering District Office.
6. 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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. That 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 October 1, 2015, Log No. 89926 and attached to the case file for Tract No. 73836.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. That 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. Provide a copy of the case DIR-2016-2731-CDO. Show compliance with all the conditions/requirements of the case as applicable.
 - c. Show all street/alley dedication(s) 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, side and

rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

- d. Lots 1 and 7 do not comply with the minimum 15 ft. front yard setback along Idell Street and lots 2, 3, 4, 5 and 6 along Avenue 28 after required street dedication is taken as required for the RD2 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- e. The submitted Map does not comply with the minimum 5 ft. side yard setback for a two-story building along Avenue 28 for lot 1 and to the alley side of the lots 6 and 10 as required for the RD2 Zone. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story. 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.
- f. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, sewer, drainage and utilities in the final map.
- h. The submitted map does not comply with the maximum density (2,000 S.F. of lot area/dwelling unit) requirement of the RD2 Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning. This project is subject to Density Bonus, show compliance to density bonus increase to reach 10 units.
- i. Correct and update the Setbacks Matrix to match with the setbacks shown on the plan.

Note:

This project is subject to Affordable Housing Density Bonus.

This property is located in River Improvement Overlay District, ZI-2385.

This property is located in Transit Priority Area in the City of Los Angeles, ZI-2452.

This property is located in Cypress Park and Glassell Park Community Design Overlay, ZI-2401.

This property is located in a Liquefaction Zone.

This property is located in a Special Grading Area.

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.

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Francia at (213) 482-0010 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

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

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. 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 SANITATION

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated December 13, 2016. 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

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby fee be based on the RD2 Zone.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

15. 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 10 lots.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.
 - c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site.

The project shall comply with the setbacks as indicated in the table below:

LOT #	FRONT	SIDE 1	SIDE 2	REAR
1	15'-0" (NW)	5'-0" (SW)	7'-0" (NE)	0'-2" (SE)
2	5'-0" (SW)	0'-2" (NW)	0'-2" (SE)	7'-0" (NE)
3	5'-0" (SW)	0'-2" (NW)	0'-2" (SE)	7'-0" (NE)
4	5'-0" (SW)	0'-2" (NW)	0'-2" (SE)	7'-0" (NE)

5	5'-0" (SW)	0'-2" (NW)	0'-2" (SE)	7'-0" (NE)
6	5'-0" (SW)	0'-2" (NW)	5'-0" (SE)	7'-0" (NE)
7	15'-0" (NW)	9'-0" (SW)	5'-0" (NE)	0'-2" (SE)
8	5'-0" (NE)	0'-2" (NW)	0'-2" (SE)	9'-0" (SW)
9	5'-0" (NE)	0'-2" (NW)	0'-2" (SE)	9'-0" (SW)
10	5'-0" (NE)	0'-2" (NW)	5'-0" (SE)	9'-0" (SW)

- d. Vehicular and pedestrian access shall be provided off of the adjacent alley.
- e. The open-to-sky width of the common access easement shall be no less than 16 feet.
- f. All trash pick-up shall be conducted on-site.
- g. An affidavit or reciprocal vehicle and pedestrian access easement between all of the lots shall be recorded. 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.
- h. A Community Maintenance Agreement shall be prepared, 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 party to the agreement and shall be subject to a proportionate share of the maintenance. The Community 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. 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.
- j. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- k. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- l. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) 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 \$50,000. 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).
- (iv) 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).
- (v) 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. Action 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.

16. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

- SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.

- b. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- c. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

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

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- 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 Traffic 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade two lights on Avenue 28.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree 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) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve the newly dedicated corner cut area by placing additional concrete sidewalk including any necessary removal and reconstruction of existing improvements.
 - b. Improve the alley being dedicated and adjoining the subdivision by the construction of a new 2-foot wide longitudinal concrete gutter and reconstruction of the existing alley improvements adjoining the tract with suitable surfacing to complete a 17.5-foot wide alley including any the improvement of the turning area with necessary removal and reconstruction of the existing improvements including construction of a new alley intersection with Avenue 28 all satisfactory to the City Engineer.
 - c. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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

The final map must be recorded 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)

On January 11, 2017, the Planning Department determined that the project qualifies for Categorical Exemption Class 32 under Article IX, Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

The Class 32 Exemption is intended to promote infill development within urbanized areas. The proposed project will not have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds.

The proposed project qualifies for a Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

- (a) THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION AND REGULATIONS.

The adopted Northeast Los Angeles Community Plan, a part of the Land Use Element, designates the subject property for Low Medium II Residential density which has corresponding RD1.5, RD2, RW2, and RZ2.5 Zones. The property is zoned RD2-1 which allows a base density of 6.45 units on the 13,138 square foot project site. The project would meet parking, yard, open space, and landscaping requirements.

Consistent with the Northeast Los Angeles Community Plan, the 10-unit small lot subdivision would add single-family housing to Los Angeles' housing supply in a neighborhood which is conveniently located to a variety of community services.

- (b) THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

The subject property is located in a highly urbanized area exclusively within the city limits of Los Angeles. The project site is comprised of two lots totaling 13,138 square feet (0.30 acres) in net area which is well within the five-acre threshold. The subject property is substantially surrounded by urban uses. The project site contains one existing auto-body repair shop. Surrounding properties are primarily residential (zoned RD2-1-CDO-RIO, and RD1.5-1-CDO-RIO), with public facilities ([Q]PF-1-CDO-RIO) further north of the site. One unprotected tree is proposed to be removed from the subject site.

- (c) THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.

The project is located within an established, fully developed, low medium-density residential and commercial neighborhood adjacent to several commercial corridors, large boulevards and other large employment centers. The project site has no value as a habitat for endangered, rare or threatened species.

- (d) APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

The proposed project would add 10 net dwelling units to the project site. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the increase in dwelling units to the community will result in no significant traffic impacts. The project will generate well under 500 daily trips, which is the established CEQA threshold.

The project must comply with the adopted City of Los Angeles Noise Ordinances Nos. 144,331 and 161,574, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover

both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed project will not result in any significant noise impacts.

The building construction phase includes the demolition of the existing building (already completed under separate permits) and construction of the proposed building on the subject property, which include grading, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the Subject Property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM2.5 and PM10 emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NOx emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

Nevertheless, appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the

SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and construction of the project will not create any impact to water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

(e) **THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.**

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net loss of two dwelling units.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 73836, 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Northeast Los Angeles Community Plan, a part of the Land Use Element, designates the subject property for Low Medium II Residential density which has corresponding RD1.5, RD2, RW2, and RZ2.5 Zones. The 13,138 square foot (0.30 acre) property is zoned RD2-1-CDO-RIO. The proposed project is situated in a designated multifamily residential area wherein many of the parcels are underutilized based on the RD2 Zone, primarily composed of single-family residences and duplexes. The block is transitioning to meet the plan population and dwelling unit capacity as dictated by the community plan. The site is not within a Specific Plan area, however, the project is required to comply with the Cypress Park and Glassel Park Community Design Overlay (CDO).

The project also proposes a ministerial density bonus to increase their base density from 8 units to 10 units. One unit, 11 percent of the 8 pre-bonus units, will be set aside for Very Low Income owners. The 14,088 square foot site qualifies to

increase the base density to 11 units; however, the project requests for only 10 units.

The Northeast Los Angeles Community Plan encourages projects that:

Objective 1-2: To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Policy 1-2.1: Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple family uses.

Policy 1-2.2: Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

The project will provide much needed new home ownership opportunities in the Northeast Los Angeles Community Plan area in the form of single-family dwellings rather than residential condominiums. The Small Lot Ordinance allows for the creation of fee simple parcels without the need to establish a homeowners association and allows for single-family dwellings to be constructed on smaller parcels of land, both of which make the project more affordable.

The proposed project will generate 10 net peak hour trips, exerting a less than significant impact on the adjoining local street which is required to be improved with road widening, sidewalk, curb and gutter, and is consistent with the Mobility 2035 Plan street standards.

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

The surrounding neighborhood is designated residential (zoned RD2-1-CDO-RIO, and RD1.5-1-CDO-RIO), with public facilities ([Q]PF-1-CDO-RIO) further north of the site. The proposed project consists of new single-family dwellings under the Small Lot Ordinance. The development of ten (10) dwelling units on a 13,423 net square foot lot meets the 2,000-square foot per dwelling unit minimum of the RD2 Zone, thus meeting the allowed development density of the RD Zone and the Low Medium II Residential land use of the Northeast Los Angeles Community Plan.

Lot sizes will range from 1,084 square feet to 1,541 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Ordinance. The lot widths range from 21.46 feet to 42.20 feet, thereby meeting the minimum lot width requirement of 16 feet under the Small Lot Ordinance.

The proposed front yard setback for Lots 1 and 7 is 15 feet. All setbacks meet the minimum requirements of the Los Angeles Municipal Code. The proposed building must meet the maximum 45-foot building height of Height District 1.

Two parking spaces per lot would provide 20 total parking spaces on the project site, thus meeting the minimum parking requirements. Each lot would be accessed through a 16-foot wide common access easement off of the adjacent alley. The easement is adequate for vehicular ingress and egress and emergency purposes. The project's 25-foot driveway width, including a 16-foot open-to-the-sky width, shows compliance with the reduced common access strip requirements pursuant to the approval of the Deputy Advisory Agency.

The Bureau of Engineering has reviewed the proposed tract map and found that the tract map layout is generally satisfactory. The adjacent streets, Avenue 28 and Idell Street, meet current standards according to the Mobility 2035 Plan. The project does not require street dedications or street lighting improvements. As a condition of approval satisfactory to the City Engineer, the subdivider is required to construct the necessary on-site mainline sewers within a suitable easement to serve each parcel. The Bureau of Sanitation reviewed the sewer/drain lines serving the subject tract and found no problems to their structures or potential maintenance problems.

The project site does not contain any existing easements. The proposed project will perform import and grade 400 cubic yards of soil, and thus does not require a haul route approval. The project does not require any physical park or recreational dedications.

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

The development of this parcel is an infill within a multiple-family residential neighborhood. The subject property is located within a liquefaction zone and a special grading area. The project will be subject to California Building Code Seismic Standards by the Department of Building and Safety. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety in their Soils Approval Letter, dated October 1, 2015.

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).

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

The density of the RD2 Zone is 2,000 square feet of lot area per dwelling unit. In terms of density calculations, the project site area plus one-half of the adjacent

alley area is a total 14,088 square feet. This would allow a base density of 6.45 units on the 13,138 square foot project site. A ministerial density bonus of 35 percent would increase the maximum base density from 8 to 10 units by providing 11 percent of the base density, one unit, as a Very Low Income unit. The project site qualifies to increase the base density to 11 units; however, the project requests for only 10 units.

The proposed development of 10 single-family dwelling units is a comparable density to a by-right 10-unit apartment complex. As stated in Finding B and the previous paragraph, the development of ten (10) dwelling units on a 13,138 square foot lot is allowed through a ministerial density bonus.

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

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment. On January 11, 2017, the Planning Department determined that the project qualifies for Categorical Exemption Class 32 under Article IX, Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

Any demolition, grading, and construction will be conducted per the requirements of the Los Angeles Municipal Code and associated permits needed to perform such work. These permits also restrict work hours to mitigate noise pollution.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF 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 project site contains legally recorded lots identified by the Assessor Parcel Record. The site is surrounded by private and public 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. 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 SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

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

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

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

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

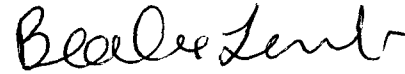
In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 73836.

VINCENT P. BERTONI, AICP
Advisory Agency



KEVIN S. GOLDEN
Deputy Advisory Agency



BLAKE E. LAMB
Senior City Planner

VPB:BEL:KSG:AEB

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 City Planning Commission or 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 North 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

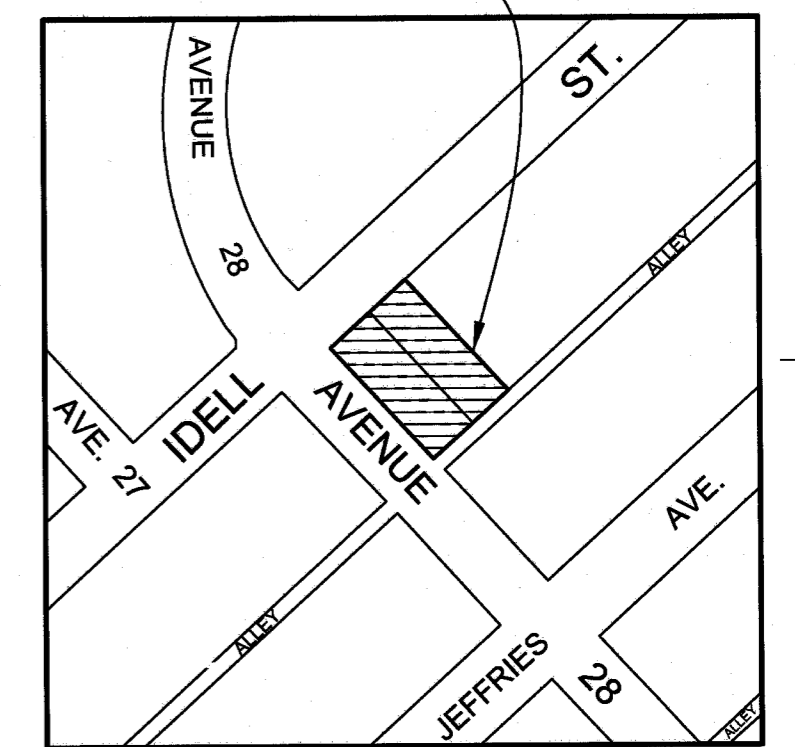
Forms are also available on-line at <http://planning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

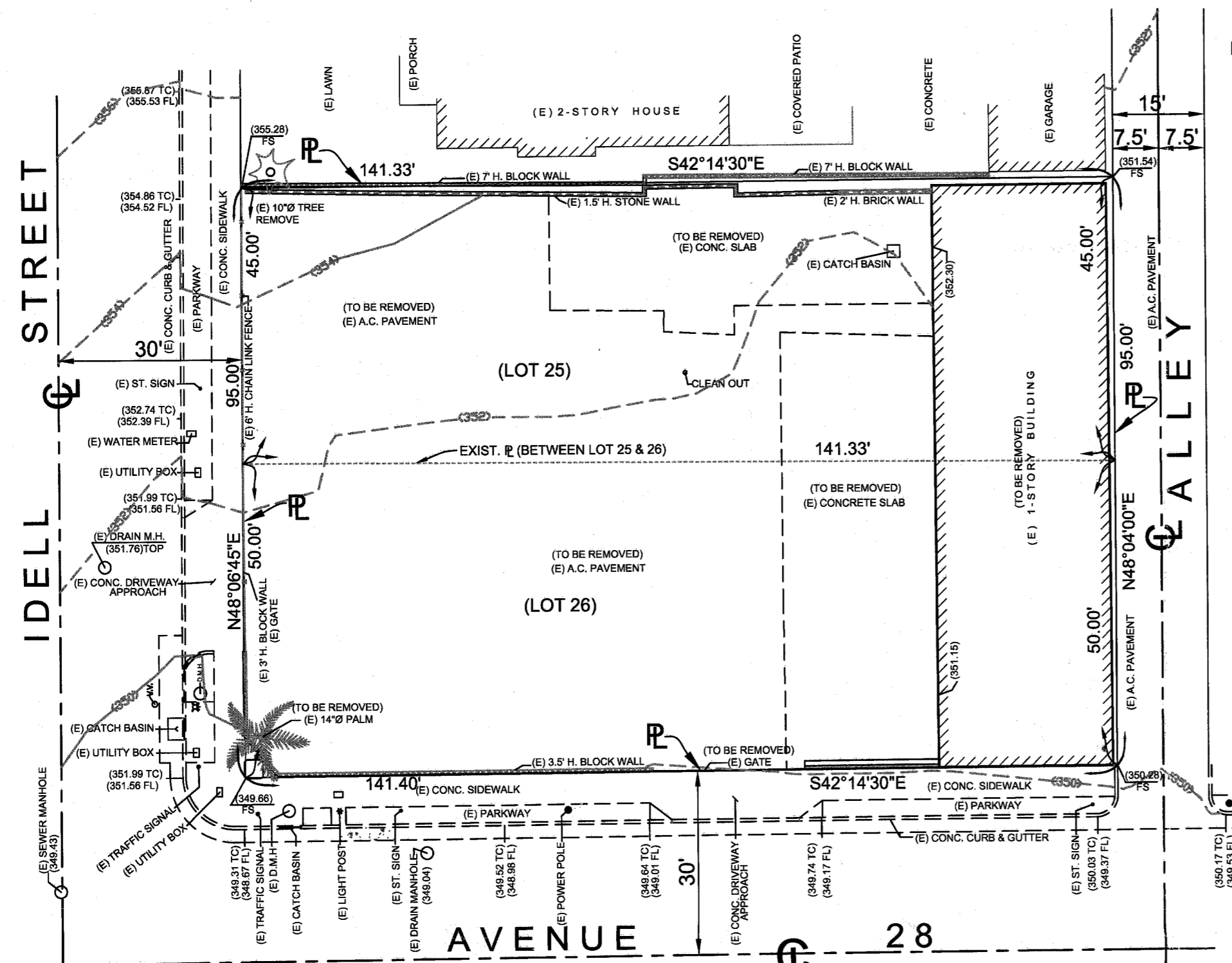
VESTING TENTATIVE TRACT MAP NO.73836

IN THE CITY OF LOS ANGELES,
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 176,354
 INCIDENTAL TO DENSITY BONUS.

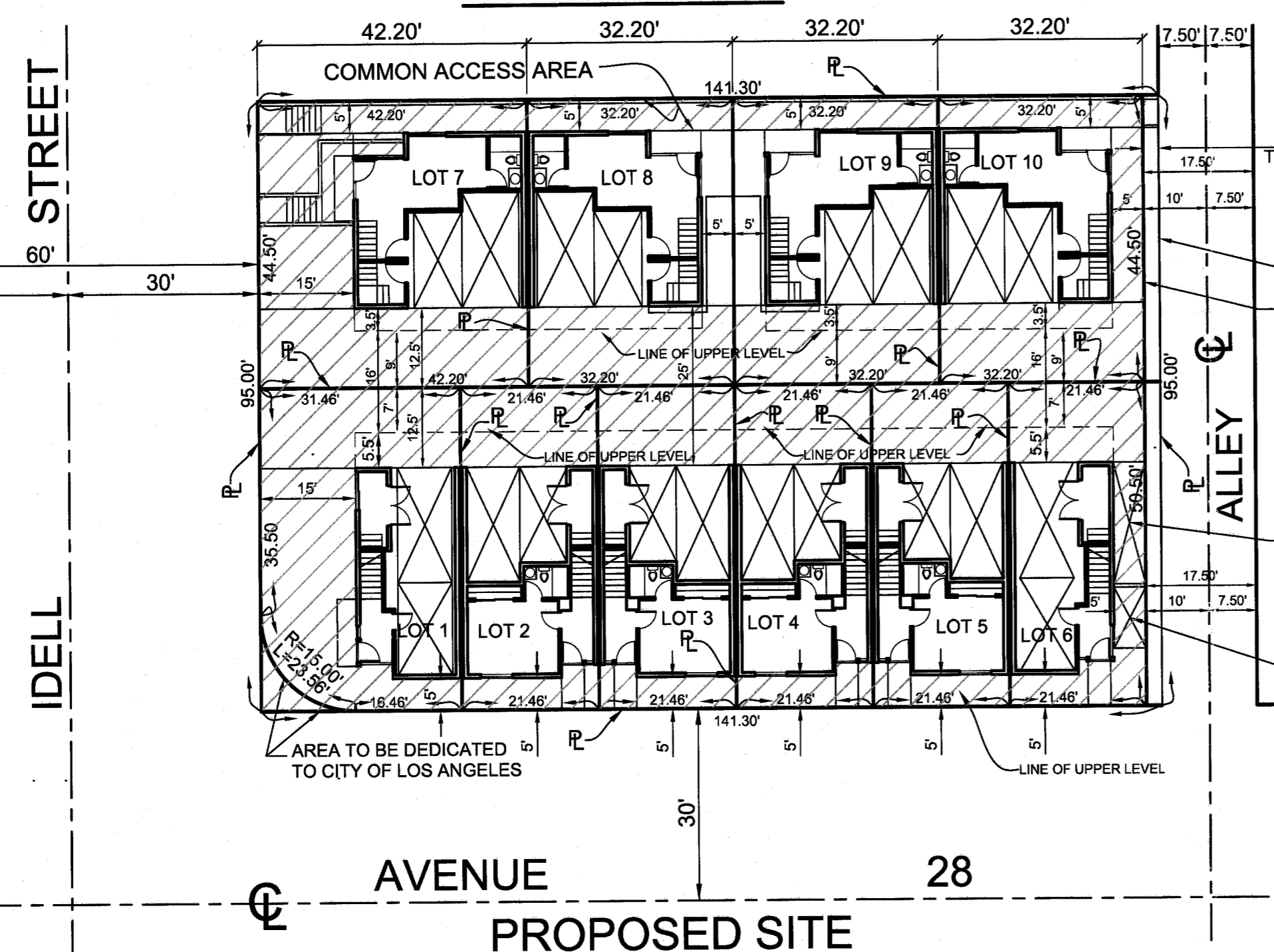
PROJECT SITE



VICINITY MAP
 NTS



EXISTING SITE



PROPOSED SITE

LOT MATRIX

LOT NO.	LOT SIZE (SF)	SETBACKS			
		SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST
LOT 1	1,541.25 *	2' (REAR YARD)	7' (SIDE YARD)	5' (SIDE YARD)	15' (FRONT YARD)
LOT 2	1,084.03	2' (SIDE YARD)	7' (REAR YARD)	5' (FRONT)	2' (SIDE YARD)
LOT 3	1,084.03	2' (SIDE YARD)	7' (REAR YARD)	5' (FRONT)	2' (SIDE YARD)
LOT 4	1,084.03	2' (SIDE YARD)	7' (REAR YARD)	5' (FRONT)	2' (SIDE YARD)
LOT 5	1,084.03	2' (SIDE YARD)	7' (REAR YARD)	5' (FRONT)	2' (SIDE YARD)
LOT 6	1,084.03 *	5' (SIDE YARD)	7' (REAR YARD)	5' (FRONT)	2' (SIDE YARD)
LOT 7	1,432.90 *	2' (REAR YARD)	5' (SIDE YARD)	9' (SIDE YARD)	15' (FRONT YARD)
LOT 8	1,432.90	5' (SIDE YARD)	5' (FRONT)	9' (REAR YARD)	2' (SIDE YARD)
LOT 9	1,432.90	2' (SIDE YARD)	5' (FRONT)	9' (REAR YARD)	5' (SIDE YARD)
LOT 10	1,877.90	5' (SIDE YARD)	5' (FRONT)	9' (REAR YARD)	2' (SIDE YARD)

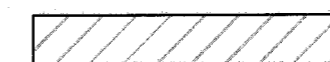
TOTAL = 13,138

* NET LOT AREA AFTER DEDICATION

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

FEB 09 2017

LEGENDS:



EASEMENT FOR COMMON ACCESS
 AND DRIVEWAY

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
 DEPUTY ADVISORY AGENCY

PLAN
 SCALE: 1"=20'

OWNER:

IDELL 1, LLC
 65 PINE AVE. # 541
 LONG BEACH, CA 90802

ENGINEER:

DHS & ASSOCIATES INC.
 275 CENTENNIAL WAY, SUITE 205
 TUSTIN, CA 92780
 TEL: (714) 665-6569

LEGAL DESCRIPTION:

LOTS 25 & 26, JEFFRIES AVENUE TRACT,
 MAP BOOK 8, PAGE 10 & 11
 RECORDS OF LOS ANGELES COUNTY.
 APN NO. 5446-007-025

NOTES:

- EXISTING ONE STORY BUILDING WILL BE DEMOLISHED FOR 10 SMALL LOT HOMES.
- SITE ADDRESS:**
 599 W. AVE 28,
 LOS ANGELES, CA 90065
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- THE SITE IS RELATIVELY FLAT.
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
- AREA:**
 TOTAL LOT AREA BEFORE DEDICATION= 13,423 S.F. (0.308 ACRES)
 LOT AREA AFTER DEDICATION= 13,138 S.F. (0.301 ACRES)
 GROSS AREA AFTER DEDICATION= 14,088 S.F. (0.323 ACRES)
- THOMAS GUIDE: PAGE 594-J6
 DISTRICT MAP NO. 144-A-219
 CENSUS TRACT NO. 1853.20
 COUNCIL DISTRICT NO. 1
- PROPOSED DEVELOPMENT DATA:
 TEN (10) SINGLE FAMILY DWELLING (SMALL LOT HOMES)
- PARKING
 2 COVERED PARKING SPACE PER LOT,
 TOTAL COVERED PARKING PROVIDED = 20
- VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY. AND THE DRIVEWAY ACCESS IS FROM THE ALLEY
- TRASH BIN FOR RESIDENTS ARE WITHIN THE UNITS. AS SHOWN HEREON.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 ZONE PURSUANT TO ORDINANCE NO. 176,354
- THERE IS ONE TREE ON THE LOT, WHICH WILL BE REMOVED.
- GRADING QUANTITIES:
 FILL = 400 C.Y.
 NET IMPORT = 400 C.Y.
- EXISTING ZONING: RD2-1-CDO-RIO
- PROPOSED ZONING: RD2-1-CDO-RIO
- THIS VTTM # 73836 INCLUDES DENSITY BONUS OF 35% INCREASE IN NUMBER OF DWELLING UNITS. (7 UNITS X 1.35 = 10 UNITS). ONE UNIT WILL BE SET ASIDE FOR VERY LOW INCOME.
- "THE SITE IS LOCATED IN THE RIVER IMPROVEMENT DISTRICT", AND "THE SITE IS LOCATED WITHIN THE CYPRESS PARK AND GLASSEL PARK COMMUNITY DESIGN OVERLAY".
- MAP REVISED ON : 02-09-2017