

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

COMMISSION OFFICE
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INFORMATION
<http://planning.lacity.org>

Decision Date: April 25, 2019

Appeal End Date: May 6, 2019

Lior Mandelbaum (O/A)
NOHO on the Blvd., LLC
P.O. Box 56692
Sherman Oaks, CA 91413

Camille Zeitouny (R)
Zeitouny & Associates
18243 Senteno Street
Rowland Heights, CA 91748

Re: TT-74950-CN
Related Case: None
Site Addresses: 11614 – 11616 W. Burbank
Boulevard
Plan Area: North Hollywood-Valley Village
Specific Plan: None
Zone : [Q]R3-1
D.M. : 174-B-169
C.D. : 2
CEQA: ENV-2018-1763-CE
Legal Description: Lot: FR LT A (Arb 1,2,3)
and FR LT B (Arb 2,3)
Tract: 325

In accordance with provisions of Section 17.01 and 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued Categorical Exemption ENV-2018-1763-CE as the environmental clearance and approved Tentative Tract No. 74950-CN composed of one lot, located at 11614 – 11616 W. Burbank Boulevard for a maximum **21-unit condominium** as shown on map stamp-dated March 29, 2018, in the North Hollywood-Valley Village Community Plan. This unit density is based on the [Q]R3-1 Zone and a by-right density bonus of five (5) units. (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.) If you have any questions or want to make an appointment, please call DCP staff at (213) 482-7077, (818)-374-5050 or (310) 231-2901. 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 5-foot wide strip of land be dedicated along Burbank Boulevard adjoining the subdivision to complete a 55-foot wide half right-of-way dedication in accordance with Boulevard II Standards of LA Mobility Plan.
2. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Burbank Boulevard being dedicated and adjoining the subdivision by the construction of a 5-foot concrete sidewalk and landscaping of the parkway or 15-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

Note: Any questions regarding this report should be directed to Mr. Georgic Avanesian or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

3. 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 March 9, 2017, Log No. 96692-01 and attached to the case file for Tract No. 325.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

4. 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. The submitted Map dimensions do not agree with ZIMAS. Revise the Map to address the discrepancy or obtain approval from Department of City Planning.
 - c. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - d. The submitted Map does not comply with the maximum density (1200 s.f. of lot area/dwelling unit) requirement of the [Q]R3-1 Zone. Revise the Map

to show compliance with the above requirement(s) or obtain approval from the Department of City Planning.

Notes:

There is a 15 ft. and 20 ft. Building Line along Burbank Boulevard on this Subdivision.

This Proposed Project is subject to Density Bonus Ordinance to increase the maximum allowed density.

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Los Angeles Municipal Code (LAMC) Section 12.21 A.4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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.

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 Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

5. That 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 is required between any security gate or parking space and the property line, to the satisfaction of DOT. Burbank Boulevard is a designated Boulevard II in the City of Los Angeles Mobility Plan 2035. Backing out onto Burbank Boulevard shall be prohibited.

- b. A two-way driveway apron width of W=30 feet is required.
- c. A right-turn only sign is required at the driveway exit to the satisfaction of DOT.
- d. A parking area and driveway plan should 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 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
- e. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Note: If you have any questions, you may contact Vicente Cordero at Vicente.Cordero@lacity.org or 818-374-4697.

FIRE DEPARTMENT

- 6. 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. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field inspector.
 - d. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - f. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- h. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
- i. Entrance to the main lobby shall be located off the address side of the building.
- j. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- k. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- l. Site plans shall include all overhead utility lines adjacent to the site.
- m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- n. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- o. Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

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

DEPARTMENT OF WATER AND POWER

- 7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements,

LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

8. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. (Improvement condition added to S-3 (c) where applicable).

BUREAU OF SANITATION

9. 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 structure or potential maintenance problem, as stated in the memo dated December 3, 2018. 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

10. 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

11. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

Note: If you have any questions or comments regarding this information please feel free to contact RAP Park Fee Staff at (213) 202-2682 at your convenience.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. **Tree Removal (Non-Protected Trees).** Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public rights-of-way.

All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced as indicated below (New Trees).

13. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077.

14. **New Trees.** A minimum of nine (9) new trees shall be planted as follows per Exhibit "A" Landscape Plan.
- a. Street Trees – One (1) new 24-inch box shade tree shall be planted along the Burbank Boulevard parkway area to the satisfaction of the Urban Forestry Division.
 - b. On-Site Trees – Eight (8) 24-inch box trees (e.g. five Desert Museum Palo Verde and three Western Redbud trees) shall be planted within the front and rear LID planters and well as within the center courtyard planters as shown on the Landscape Plan.

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 twenty one (21) condominium units.
 - b. Parking shall be provided as required per the Los Angeles Municipal Code.
 - c. 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.
 - d. Landscaping, such as a row of shrubs, shall be located along the front and side of the aboveground transformer to sufficiently screen the transformer from view as seen from the public right of way. Landscaping shall also be planted in front of the parking garage openings/grates to sufficiently screen the parking area from view as seen from Burbank Boulevard.
 - 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 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.
 - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
16. Restricted Affordable Units. A new covenant and agreement with the Los Angeles Housing and Community Investment Department (LAHCID) shall be recorded for two restricted very low income condominium units instead of restricted rental units.
17. **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, of 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.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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 Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code (LAMC) and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3 Landscaping of the site shall be in substantial conformance with Exhibit "A" Landscape Plan and any additional landscape requirement conditioned herein.

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 comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- 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 streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. No street lighting improvements are required if no street widening is required per BOE improvement conditions. Otherwise relocate and upgrade one (1) street light on Burbank Boulevard.
- 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 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Burbank Boulevard being dedicated and adjoining the subdivision by the construction of the following:
 - i. A 5-foot concrete sidewalk and landscaping of the parkway; or a 15-foot full-width concrete sidewalk with tree wells.
 - ii. Any necessary removal and reconstruction of existing improvements.
 - iii. The necessary transitions to join the existing improvements.

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.

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

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

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

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

DETERMINED based on the whole of the administrative record the Project is exempt from CEQA pursuant to CEQA Guideline Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 74950-CN, 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 North Hollywood-Valley Village Community Plan designates the property for Medium Residential Land Uses use with the corresponding zones of R3 and Height District 1. The site is approximately 18,990 gross square (18,677 net square feet) and is zoned [Q]R3-1 with the "Q" condition requiring one dwelling unit per 1,200 square feet of lot area instead of 800 square feet as otherwise permitted in the R3 zone. The Medium Residential Land Use Designation and the R3 Zone permit multi-family condominium developments subject to lot areas comprised of a minimum of 5,000 square feet, and 50 feet in width, and in this case, a minimum of 1,200 square feet of lot area per dwelling unit (per the "Q" condition). The proposed subdivision for twenty one condominium units includes a by-right density bonus of five units with two units restricted for Very Low Income affordable units (permitted per Los Angeles Municipal Code (LAMC) 12.22 A.25). As such, the condominium conversion is consistent with the applicable General Plan and Community Plan. The site is not located within a Specific Plan.

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

“Design” is defined under Section 66418 of the State Subdivision Map Act to mean (1) street alignment grades and width; (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 fire breakers; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

The adopted North Hollywood-Valley Village Community Plan designates the subject property for multi-family land use with the corresponding zone of R3. The property contains approximately 0.43 net acres (18,677 net square feet after required dedication) and is presently zoned [Q]R3-1. The proposed subdivision for twenty one condominium units is allowable under the current adopted zone of [Q]R3-1 and the land use designation and includes a by-right density bonus of five units.

The development is supported by the Citywide General Plan Framework Element objective and policies:

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.

Policy 4-1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4-1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City’s residents.

Policy 4-1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

In this case, the proposed development will provide twenty one condominium units, which are a mix of two or three bedroom units and which two units will be restricted for very low income.

Objective 4.3: Conserve scale and character of residential neighborhoods.

The existing development is within the allowed density of the [Q]R3-1 zone with a density bonus of five units. The building is proposed with a maximum height of 44 feet, 9 inches. The surrounding area is developed predominately with two-to four

story multi-family buildings, with the east adjoining property developed with a 37-unit, three story condominium building. As such the scale of the project is similar to existing development on the subject block. The project will include new trees and landscaping within the front yard setback planter areas as well as new street trees as required. The building frontage includes a main lobby and driveway at the southwest corner. Although parking will be at grade, the parking area will be less noticeable from the right of way due landscape planters located in front of the garage walls and open windows. The building design includes balconies on the upper floors facing Burbank Boulevard, various exterior finishes, and a slightly varied roofline.

Burbank Boulevard is designated a Boulevard II per the Mobility Plan 2035 with a right of way width of 110 feet and roadway width of 80 feet. As a condition of approval, the subdivider is required to make a 5-foot dedication along Burbank Boulevard as well as sidewalk improvements along the street frontage.

The design and layout of the tentative tract 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 Department of Building and Safety, Bureau of Engineering, and Department of Transportation) 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 tract map, building permit, grading permit, or certificate of occupancy.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located outside the flood zone.

As conditioned, the proposed tract map is substantially consistent with the applicable General and Specific Plans affecting the project site, and demonstrates compliance with Sections 17.01, and 17.05 C of the Los Angeles Municipal Code (LAMC).

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

The site is currently comprised of two tied lots (per Los Angeles County Assessor Map) which front Burbank Boulevard. The site is near completion of construction of a three-story over grade level parking, 21-unit apartment building. The site is located on a block that is zoned for multiple family fronting Burbank Boulevard and is developed with a mix of low to medium density multiple family buildings (e.g. two to thirty seven units) on both sides of Burbank Boulevard as well as older single

family dwellings. The development of this tract is an infill of an otherwise mixed-density neighborhood. The site is an interior level lot.

The site is not located within a Bureau of Engineering-designated Special Grading Area or Hillside Area. The site is not located within an Alquist-Priolo Fault Zone. The nearest Fault (Hollywood Fault) is located 4.4 kilometers from the project site. The site is located within a designated liquefaction area. The site is not located within a high fire hazard zone, flood zone, methane hazard site, landslide, or tsunami inundation zone.

The Department of Building and Safety, Grading Division, has approved the tract map without conditions, as the Soils Report Approval Letter dated March 9, 2017 has been already approved for the development of the apartment building. 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 3, 2018.

The environmental review for Case No. ENV-2018-1763-CE, established that the physical characteristics of the site and surrounding area are consistent with existing development and the suburban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions.

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

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

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The site was an under improved property given that the R3-1 zone allows for multi-family but the property was previously developed with two modest size single-family dwellings. As per Finding (c) above, the property is physically suitable for the development.

The adopted North Hollywood-Valley Village Community Plan designates the subject property for Medium Residential Land Uses with the corresponding zone of R3. The site is approximately 0.43 net acres or 18,677 square feet after the required dedication. Based on the minimum lot area per dwelling unit of 1,200 square feet per the "Q" condition, a maximum of 16 units would be permitted. A density bonus of 5-units has been granted, as permitted per Los Angeles Municipal Code (LAMC) 12.22 A.25 with two units set aside for Very Low Income households.

The proposed development of twenty one dwelling units is consistent to the unit density permitted by the existing zone. The proposed project will comply with all Los Angeles Municipal Code (LAMC) requirements for height, parking, yards, open space, and landscaping. The project indicates 42 parking spaces are required with 40 parking spaces provided, and 21 long term and three short term bicycle parking spaces are required and provided per LAMC 12.21 A.16. The Density Bonus Parking Option 1 under LAMC 12.22 A.25 permits two parking spaces for each two and three bedroom unit, which would equal 42 required parking spaces. The LAMC permits up to 10 percent of required parking spaces can be replaced with bicycle parking spaces at a ratio of four bicycle spaces per one vehicle space. In this case, the project is utilizing a 5 percent reduction, or two less parking spaces to be replaced with the bicycle parking. As there are parking options per the LAMC, the project has been conditioned to comply with the code requirements, whichever option is chosen. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (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.

The project is located within an established, fully developed neighborhood, comprised of a mix of single-family, multi-family, commercial, and institutional uses (e.g. west adjoining North Hollywood Police Station). The site was previously developed with two single family dwellings and accessory structures, and is surrounded by development, thus does not provide for a habitat for endangered, rare or threatened species. The site does not contain any protected trees. Based aerial photograph review there appeared to be approximately five (5) non-protected on-site trees and three (3) street trees in front of the subject property. The on-site trees and one street tree have since been removed. The proposed landscape plan indicates the three (3) street trees will be preserved in place and eight (8) new 24-inch box trees will be planted on site as well as the addition of one (1) new street tree. Although one of the street trees has since been removed per staff site visit observation, the proposed eight (8) new trees and one (1) new street tree would satisfy the minimum standard 1:1 replacement ratio as well as the open space requirement for multi-family units of six or more per Los Angeles Municipal Code (LAMC) 12.21 G. It also not likely that not more than three street trees would fit along the subject frontage. The lead agency has determined that this project would not have a significant effect upon the environment.

The subdivision was issued ENV-2018-1763-CE, a categorical exemption, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Therefore, the project will not have a significant effect upon the environment

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS 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 (LAMC) (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.

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 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.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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 parcels to be subdivided and other design and improvement requirements. A solar report, dated February 17, 2018, was submitted with the tract application.

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 site is flat and rectangular, located on the south side of Burbank Boulevard, with a street frontage of approximately 160 feet. Per the submitted roof plan, the project includes three designated areas on the rooftop for solar installation. Solar access to the roof area is good and the prevailing breezes are not blocked by any

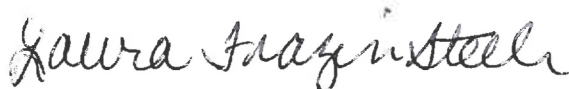
adjacent structures, and will not produce obstructions to solar access for adjacent residential properties with sufficient space between adjacent buildings.

The planting of street trees and trees on site will help to reduce the urban heat island effect, thus will add natural cooling, especially along the south side (rear) of the site and within the center courtyard area.

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. 74950 -CN.

Vincent P. Bertoni, AICP
Director of Planning



LAURA FRAZIN-STEELE
Deputy Advisory Agency

ML:LF:MK:mkc

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 N. Figueroa Street, 4 th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2901
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***Please note the cashiers at the public counters close at 3:30 PM.**

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

NOTES:

- 1- LOT AREA : 18,990 SQ. FT. GROSS 0.44 ACRES GROSS
18,677 SQ. FT. NET 0.43 ACRES NET
- 2- ZONING: [Q]R3-1
- 3- SEWERS ARE AVAILABLE
- 4- DRAINAGE BY SURFACE METHOD
- 5- ADDRESS: 11614-11616 W BURBANK BLVD.
- 6- DISTRICT MAP: 1848169
- 7- COMMUNITY PLAN: NORTH HOLLYWOOD- VALLEY VILLAGE
- 8- UNITS: 21 UNITS
- 9- THERE ARE NO HAZARDOUS AREAS ON THIS PROPERTY
- 10- THERE ARE NO OAK, CALIFORNIA BAY, WESTERN SYCAMORE,
OR CALIFORNIA BLACK WALNUT ON THIS PROPERTY.

COUNCIL DISTRICT 2
THOMAS GUIDE PAGE: 562, GRID H1
MAP PREPARED ON 01-25-2018

ENGINEER : ZEITOUNY & ASSOCIATES
C/O CAMILLE ZEITOUNY
18243 SENTENO ST.
ROWLAND HTS., CA. 91748
(323) 892-1168
EMAIL: ZEITOUNYC@GMAIL.COM



SUBDIVIDER: NOHO ON THE BLVD, LLC
C/O LIOR MANDELBAUM
P. O. BOX 56692
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EMAIL: LIORMANDELBAUM@GMAIL.COM

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TENTATIVE TRACT NO. 74950 FOR CONDOMINIUM PURPOSES

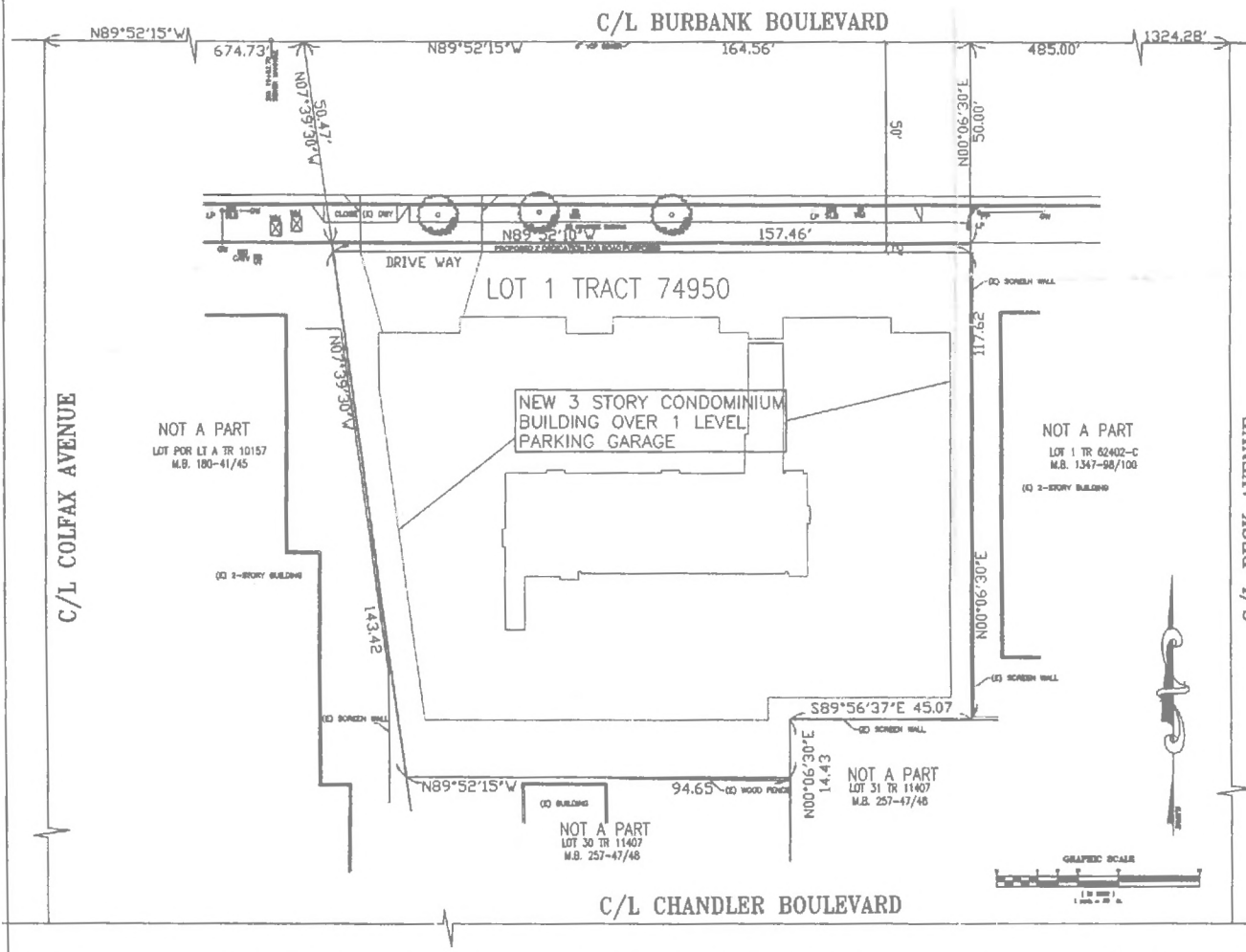
A SUBDIVISION OF A REAL PROPERTY IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES STATE OF CALIFORNIA AS PER MAP
FOLLOWS:
PARCEL 1:

THAT PORTION OF LOT "A" OF TRACT NO. 325, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 14 PAGE 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A" DISTANT THEREIN NORTH 89° 52' 10" WEST 55 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT "B" WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 7 OF CHISHOLM PARK TRACT AS PER MAP RECORDED IN BOOK 211 PAGES 3 AND 4 OF SAID MAP RECORDS:
THENCE ALONG SAID NORTH LINE NORTH 89° 52' 10" WEST 104.01 FEET. MORE OR LESS, TO THE NORTHEASTERLY CORNER OF TRACT NO. 10157 AS PER MAP RECORDED IN BOOK 180 PAGES 41 AND 42 OF SAID MAP RECORDS: THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 10157, SOUTH 7° 39' 30" EAST 143.32 FEET TO THE NORTHWESTERLY CORNER OF LOT 30 OF TRACT NO. 11407, AS PER MAP RECORDED IN BOOK 257 PAGES 47 AND 48 OF SAID MAP RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 301 SOUTH 89° 52' 10" EAST 84.65 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID LOT 7 OF SAID CHISHOLM PARK TRACT AND WHICH PASSES THROUGH THE POINT OF BEGINNING THENCE ALONG SAID PARALLEL LINE AND NORTHERLY PROLONGATION NORTH 0° 06' 30" EAST 142 FEET TO THE POINT OF BEGINNING.
APN: 2350-001-019

PARCEL 2:
THOSE PORTIONS OF LOTS A AND B OF TRACT NO. 325, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

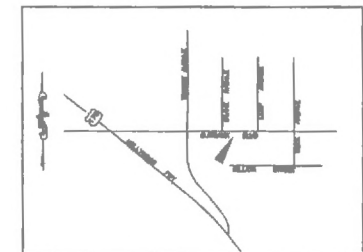
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C/L BECK AVENUE



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAR 29 2018
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY



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COUNCIL DISTRICT 2

THOMAS GUIDE PAGE: 562, GRID H1

MAP PREPARED ON 01-25-2018

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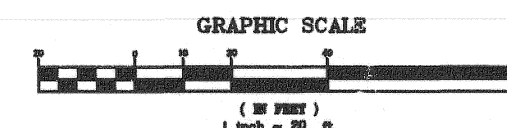
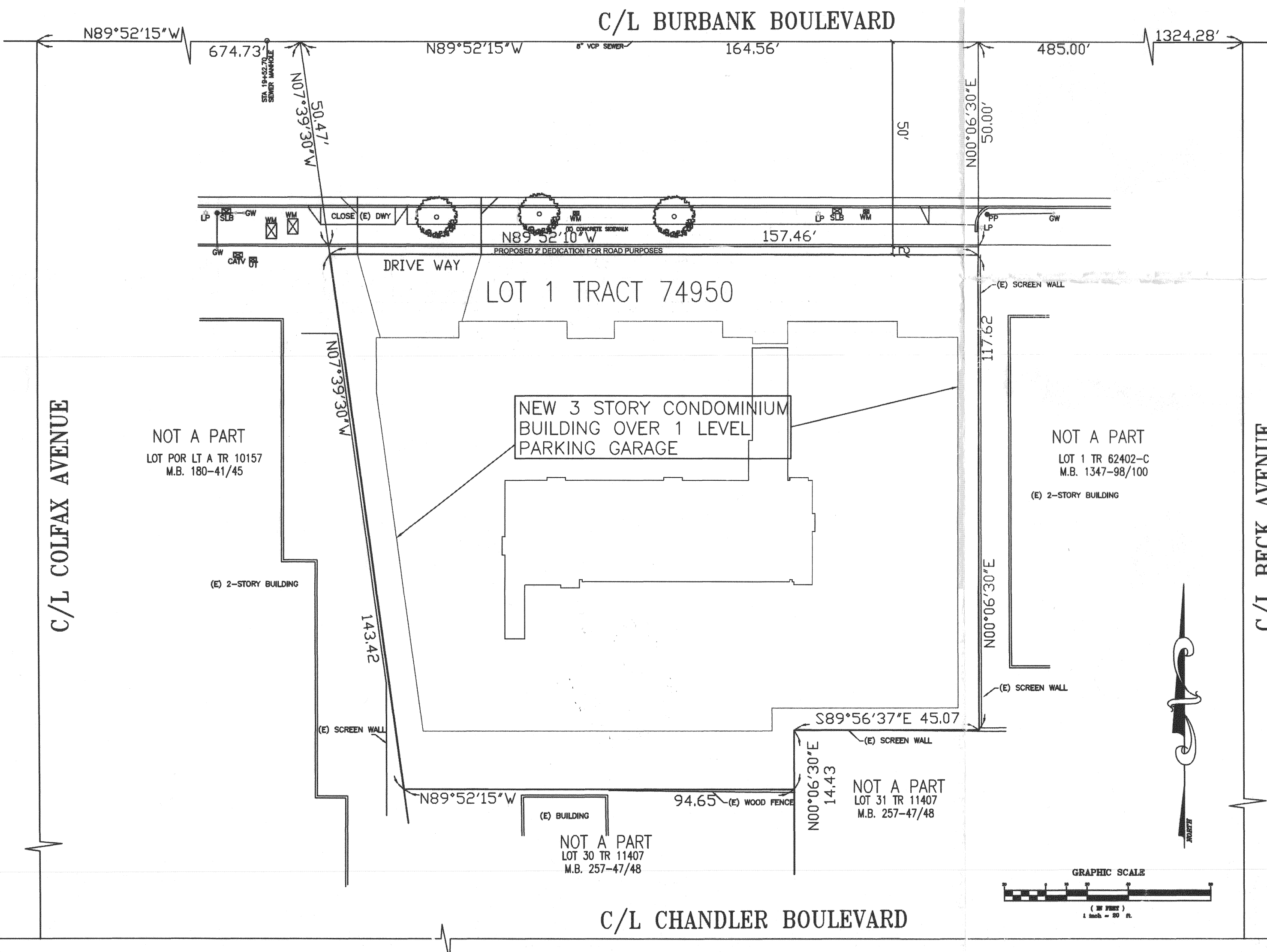
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