

**DEPARTMENT OF  
CITY PLANNING**

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Decision Date: November 20, 2018

Last Day to Appeal: November 30, 2018

Ted Stein (A)(O)  
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Thomas D. Iacobellis, P.L.S 4574 (E)  
Iacobellis and Associates, Inc.  
11145 Tampa Avenue, #15B  
Northridge, CA 91326

RE: Vesting Tentative Tract No.  
VTT-77153-CN  
Incidental Case: DIR-2017-3155-SPP-  
SPPA  
Address: 1746 North Garfield Place  
Community Plan: Hollywood  
Zone: R3-1  
District Map: 148-5A193  
Council District: 13 – O'Farrell  
CEQA No.: ENV-2017-3156-CE  
Legal Description: Lot 32, Grider and  
Hamilton's Garfield Place Tract

The Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32 In-Fill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. In accordance with provisions of Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 77153-CN composed of one lot, located at 1746 North Garfield Place, for a **maximum of nine (9) residential condominium units** as shown on map stamp-dated May 25, 2018 in the Hollywood Community Plan and Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. This unit density is based on the R3 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) In accordance with the provisions of LAMC Section 17.13, the Advisory Agency approves a haul route for the export of approximately 4,000 cubic yards of soil in the Bureau of Engineering (BOE) Special Grading Area. 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.

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

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

1. 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 Soils Report Approval Letter, Log No. 98372, dated June 19, 2017 and attached to the case file for Vesting Tentative Tract Map No. 77153-CN.

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

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

2. 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 if required street dedication will reduce the existing setback. 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 City Planning cases DIR-2017-3155-SPP-SPPA/APCC-2017-3155-SPE-SPPA-SPP. Show compliance with all the conditions/requirements of the above cases as applicable. Obtain approval for the reduced front yard setback.

*Note from Planning: Case No. APCC-2017-3155-SPE-SPPA-SPP has been converted to DIR-2017-3155-SPP-SPPA as the applicant withdrew the Specific Plan Exception (SPE) request.*

- 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 and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.

**Notes:**

The project site is within the Vermont / Western Station Neighborhood Area Plan Area.

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

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed

complete. Plan check will be required before any construction, occupancy or change of use.

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

#### DEPARTMENT OF TRANSPORTATION

3. The project be subject to any recommendations from the Department of Transportation.

#### FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509 You should advise any consultant representing you of this requirement as well.*

4. 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.
  - 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 of Knox Boxes shall be determined by LAFD Field inspector. (Refer to FPB Req # 75).
  - d. 505.1 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. The project shall comply with 2014 City of Los Angeles Fire Code, Section 503.1.4 (EXCEPTION)
    - i. When this exception is applied to a fully fire sprinkled residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to

the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- iii. This policy does not apply to single-family dwellings or to non-residential buildings.
- i. 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 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
- j. Entrance to the main lobby shall be located off the address side of the building.
- k. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- l. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- m. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- n. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- o. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- p. Submit plot plans indicating access road and turning area for Fire Department approval.
- q. 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.
- r. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- s. Any required fire hydrants to be installed shall be fully operational and accepted by the Department prior to any building construction.

- t. Site plans shall include all overhead utility lines adjacent to the site.
- u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- w. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- x. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- y. 5101.1 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.

#### **DEPARTMENT OF WATER AND POWER**

- 5. 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**

- 6. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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.

#### **BUREAU OF SANITATION**

- 7. 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 July 2, 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**

8. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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**

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

**URBAN FORESTRY DIVISION**

10. The applicant shall submit a Tree Report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for unavoidable loss of any desirable on-site trees.
11. 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. Parkway tree removals shall be planted at a 2:1 ratio. 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 at 213-847-3077 upon completion of construction to expedite tree planting.

**Note:**

Removal of planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information. CEQA document must address protected tree removals.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

12. 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 nine (9) residential condominium units.
  - b. Provide residential and guest parking spaces in accordance with the minimum and maximum requirements per the Vermont/Western SNAP. In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4<sup>th</sup> Floor).

- c. Prior to issuance of a certificate of occupancy, a minimum six-foot high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- e. A solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. The subdivider shall 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.
- h. 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.

13. Prior to the issuance of the building permit or the recordation of the final map, a copy of a Letter of Determination approving Case No. DIR-2017-3155-SPP-SPPA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2017-3155-SPP-SPPA is not approved, the subdivider shall submit a tract modification. A tract modification shall not be required if the denial of Case No. DIR-2017-3155-SPP-SPPA does not affect the final map to be recorded.
14. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, the subdivider shall record and execute a Covenant and Agreement to comply with the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

#### **Haul Route Conditions**

15. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:
  - a. Haul Route



- (i) Loaded Truck:
  - (1) Exit jobsite onto Garfield Place (Southbound);
  - (2) Turn right onto Hollywood Blvd. (Westbound);
  - (3) Merge onto N/B Hollywood Freeway (US-101);
  - (4) Merge onto N/B Hollywood Freeway (CA-170);
  - (5) Merge onto N/B Golden State Freeway (I-5);
  - (6) Exit towards Roxford Street (Westbound);
  - (7) Turn right onto Roxford Street (Westbound);
  - (8) Continue onto Sepulveda Boulevard (Northbound);
  - (9) Left onto San Fernando Road (Westbound);
  - (10) Turn left onto Sunshine Canyon Road to disposal site: Sunshine Canyon Landfill.
  
- (ii) Empty Truck – Reverse directions
  
- b. Hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays. No hauling is permitted on Saturdays, Sundays, and holidays.
  
- c. Staging Area
  - (i) No staging on Garfield Place shall be permitted. All trucks shall be staged on jobsite.
  
  - (ii) There shall be no interference to traffic. Access to driveways must be maintained at all times.
  
- d. Bureau of Street Services Permit Fee and Bond. Permit fee must be paid before the Department of Building and Safety issues a grading permit.
  - (i) Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
    - (1) A total of 4,000 cubic yards of material moved 2.6 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore the maximum fee chargeable, \$3,000.00 shall be due.
  
  - (ii) The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213)847-6000.
  
  - (iii) Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$175,000 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
  
  - (iv) Forms for the bond will be issued by Susan Sugay, Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818)374-5082.

- e. Bureau of Street Services Additional Conditions.
  - (i) The vehicles used for hauling shall be 10-wheeler dump trucks.
  - (ii) All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
  - (iii) All trucks are to be watered at the export site to prevent excessive blowing of dirt.
  - (iv) The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
  - (v) Total amount of dirt to be hauled shall not exceed 4,000 cubic yards.
  - (vi) "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
  - (vii) Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
  - (viii) The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
  - (ix) The City of Los Angeles, Department of Transportation, (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
  - (x) A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
  - (xi) Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned government agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
  - (xii) The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
  - (xiii) The application shall expire eighteen months after the date of the Board of Building and Safety Commission approval or approval of the Advisory Agency. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.
- f. Department of Transportation Additional Conditions.
  - (i) Contractor shall contact the City of Los Angeles, Department of Transportation at (213) 485-2298 at least four business days prior to hauling

to post "Temporary Tow Away No Stopping" signs along Garfield Place, adjacent to jobsite if needed for hauling.

- (ii) Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Garfield Place. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual.

Questions regarding LADOT Conditions should be directed to Brandon Wong at (323) 957-6823.

### **Tenant Relocation Conditions**

- 16. The applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 17. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code Section 7060, et seq.) and Section 151.22 – 151.28 of the Los Angeles Municipal Code.

### **DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS**

- C-1 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 Code 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 and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3 A landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. 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. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

#### **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 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 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) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Garfield Place.

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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Garfield Place adjoining the subdivision by the removal of the existing sidewalk and construction of a new five-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of 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. 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)**

The Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32 In-Fill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

On June 18, 2018, the Department of City Planning determined that the State CEQA Statute and Guidelines designate the subject project as Categorical Exempt under Section 15332, Class 32 (In-Fill Development), Case No. ENV-2017-3156-CE.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value as 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; and
- e) The site can be adequately served by all required utilities and public services.

The project is for the demolition of two (2) single-family dwellings and the construction, use and maintenance of a three-story multi-family residential building consisting of nine (9) dwelling units, and export of approximately 4,000 cubic yards of soil. The project also proposes to remove nine (9) non-protected trees on the property. There is a non-protected street tree near the project site, which will remain. The applicant has filed a vesting tentative tract map for a one-lot subdivision for a maximum of nine (9) residential condominiums.

The project site is located in the Hollywood Community Plan and Subarea A of the Vermont/Western SNAP. The site is zoned R3-1 and designated for Medium Residential land uses. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and applicable zoning designations and regulations. The subject site is located wholly within the City of Los Angeles, on a site that is approximately 0.21 acres. The surrounding properties are generally characterized by residential, retail and commercial uses. The

site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. According to the Tree Report dated June 29, 2017 and prepared by a licensed landscape architect, there are nine (9) non-protected trees on the property, which will be removed as part of the project. There is a non-protected street tree near the project site, which will remain. As conditioned in Case No. VTT-77153-CN, the project is required to replace unavoidable loss of any desirable on-site trees (eight inches diameter or greater) at a 1:1 ratio, and removal of street trees in the parkway are required to be replaced at a 2:1 ratio to the satisfaction of the Urban Forestry Division.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The proposed project is required to comply with conditions listed in the Los Angeles Department of Building and Safety's Soils Report Approval Letter Log No. 98372, or any subsequent amendments thereof. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a multi-family residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a one-lot subdivision to create nine (9) condominium units and the construction of a three-story, multi-family residential building in an area zoned and designated for such development. All adjacent lots are developed with residential developments and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of approximately 2.5:1 on a site that is permitted to have a maximum FAR of 3:1. The proposed height of three stories is consistent with existing developments along the block that range in height from one to three stories. As such, the proposed development is not unusual for the vicinity of the subject site. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 22 miles to the west of the subject property. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. There are two main buildings on the site that were constructed in 1907 and 1921. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. In addition, the Department of City Planning, Office of Historic Resources confirmed that the property is not a historical resource for purposes of CEQA. Based



on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

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

In connection with the approval of Vesting Tentative Tract No. 77153-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 Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles, which establishes goals, objectives, and policies for future developments at a neighborhood level. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates density, height, parking, and the subdivision of land, among other provisions. The subject property is also located in Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP, which regulates use, density, parking, open space, and height in addition to other provisions. Wherever the SNAP contains provisions which require or permit greater or lesser development provisions, the SNAP prevails and supersedes applicable provisions of LAMC.

Section 17.05 C of the Los Angeles Municipal Code (LAMC) requires the Vesting Tentative Tract Map be designed in compliance with the General Plan and zoning regulations applicable to the project site. The subject property is approximately 9,502 square feet in size. The site is zoned R3-1 and designated for Medium Residential land uses by the Hollywood Community Plan. The Vesting Tentative Tract Map is for a one-lot subdivision to create nine (9) residential condominiums. The proposed residential condominium is consistent with the land use designation of the Hollywood Community Plan. The SNAP allows R3 density per the underlying zone, permitting a base density of 11 units. The proposed density of nine (9) residential condominium units is consistent with the density permitted by the SNAP. The SNAP requires a minimum of 13 and a maximum of 18 parking spaces for residential units and two (2) guest parking spaces for the proposed development. The Vesting Tentative Tract Map shows 18 spaces for the condominium units and two (2) guest parking spaces, which is consistent with the SNAP.

The applicant has requested a Project Permit Compliance to permit the demolition of existing single-family homes and the construction, use and maintenance of a three-story multi-family residential building containing nine (9) dwelling units and 20 parking spaces; and Project Permit Adjustments from the Vermont/Western SNAP to allow a reduced front yard setback and reduced common open space dimension requirements under Case No. DIR-2017-3155-SPP-SPPA. The vesting tentative tract map indicates the proposed building footprint which observes the requested reduced front yard setback. At the public hearing, the Advisory Agency requested clarification from the Bureau of Engineering as to whether a revised map would need to be filed if the reduced front yard was not granted. The representative from Bureau of Engineering stated that the building footprint would not be reflected on the final map and to the extent that the setback does not affect other aspects of the map as it relates to the recordation of a final map, a revised map would not be required. Condition No. 13 of the approval requires that the map be in compliance with incidental Case No. DIR-2017-3155-SPP-SPPA. The Advisory Agency added additional

language clarifying that a tract modification is not required if the incidental case is denied in part or in whole and the denial does not affect the final map.

LAMC Section 17.06 B lists map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a registered professional engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by LAMC. As such, the map provides the required components of a tentative tract map. Therefore, as conditioned and contingent upon the approval of Case No. DIR-2017-3155-SPP-SPPA, the proposed map is substantially consistent with the applicable General and Specific Plans affecting the project site.

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

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

Section 66419 of the Subdivision Map Act defines the term “improvement” as follows: (a) “Improvement” refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof; and (b) “Improvement” also refers to any other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency, or by a combination thereof, is necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

As stated in Finding (a), the site is zoned R3-1 and designated for Medium Residential land uses by the Hollywood Community Plan. The site is located within Subarea A of the Vermont/Wester SNAP; however, the SNAP does not regulate design and improvements of subdivision projects.

The design and layout of the vesting map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code (LAMC). The Department of Building and Safety, Grading and Zoning Division, Bureau of Engineering (BOE), Fire Department, Bureau of Sanitation, Department of Water and Power, Recreation and Parks, Bureau of Street Lighting, and Urban Forestry Division have found the subdivision satisfactory and/or recommended conditions to be imposed on the tract map approval. Bure

The project is required to comply with conditions listed in the Grading Division’s Soils Report Approval Letter, Log # 98372, dated June 19, 2017. BOE requires Garfield Place adjoining the subdivision be improved by removing the existing sidewalk and constructing

a new five-foot wide concrete sidewalk and landscaping of the parkway or a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. Bureau of Street Lighting is not requiring any street lighting improvements if no street widening per BOE is required. Otherwise, the subdivider is required to remove and reinstall existing conduit behind new curb and gutter on Garfield Place. Bureau of Sanitation finds no potential problems to their structures or potential maintenance problems for the proposed Vesting Tentative Tract Map. Conditions of Approval for the physical improvement of the subdivision are required to be performed prior to the recordation of the final Vesting Tentative Tract Map and/or issuance any permits. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site consists of a level, rectangular parcel of land located on the east side of Garfield Place with a street frontage of 50 feet, uniform depth of 190 feet and lot area of approximately 9,502 square feet, or 0.21 acres. The site is currently improved with two (2) single-family homes. The Vesting Tentative Tract Map is for a one-lot subdivision to create nine (9) residential condominiums. The applicant has requested a Project Permit Compliance to permit the demolition of existing single-family homes and the construction, use and maintenance of a three-story multi-family residential building containing nine (9) dwelling units and 20 parking spaces; and Project Permit Adjustments from the Vermont/Western SNAP to allow reduced front yard setback and common open space dimension requirements under a concurrent case.

The project is required to improve Garfield Place adjoining the subdivision by the removal of the existing sidewalk and construction of a new five-foot wide concrete sidewalk and landscaping of the parkway, or a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. The subject site is not located in a hazardous zone and does not contain any known hazards. The site is located approximately 0.86 kilometers, or 0.54 miles, from the Hollywood Fault Zone, but not located in a slope stability study area, high erosion hazard area, or Alquist Priolo fault-rupture zone. The site is not located within a designated hillside area but is located within the BOE Special Grading Area. The site is not located within a flood zone, very high fire hazard severity zone, landslide, liquefaction, methane or tsunami inundation zone. According to the Tree Report dated June 29, 2017 and prepared by a licensed landscape architect, there are nine (9) non-protected trees on the property, which will be removed as part of the project. There is a non-protected street tree near the project site, which will remain.

The Department of Building and Safety, Grading and Zoning Division, Bureau of Engineering, Fire Department, Bureau of Sanitation, Department of Water and Power, Recreation and Parks, Bureau of Street Lighting, and Urban Forestry Division have found the subdivision satisfactory and/or recommended conditions to be imposed on the tract map approval. In addition, the project is required to comply with conditions listed in the Grading Division's Soils Report Approval Letter, Log No. 98372, dated June 19, 2017. Conditions of Approval for the physical improvement of the subdivision are required to be performed prior to the recordation of the final Vesting Tentative Tract Map and/or issuance any permits. Additionally, as the site is located within a BOE Special Grading Area, the Bureau of Street Services and Department of Transportation reviewed the requested haul route and submitted recommendations which have been incorporated as conditions of

approval. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site is an interior lot that is zoned R3-1 and designated for Medium Residential land uses by the Hollywood Community Plan. The site is also located in Subarea A of the Vermont/Western SNAP, which allows density of the underlying R3-1 Zone. The subject property is approximately 9,502 square feet in size, allowing a base density of 11 dwelling units. The Vesting Tentative Tract Map is for a one-lot subdivision for nine (9) residential condominium units, which is below the maximum density permitted on the site.

In addition, the proposed residential condominium is an infill development in an urbanized neighborhood. The surrounding properties are generally characterized by residential, retail and commercial uses. Properties to the north and west are zoned R3-1, designated for Medium Residential land uses, located in Subarea A of the Vermont/Western SNAP and improved with multi-family residential developments. Properties to the south are zoned R3-1 and [QJR5-2, designated for High Density Residential, located within Subarea C (Community Center) of the Vermont/Western SNAP, and improved with multi-family residential, commercial, retail, medical, and motel uses. Properties to the east are zoned C4-1D, designated for Neighborhood Office Commercial land uses, located within Subarea B (Mixed Use Boulevards) of the Vermont/Western SNAP, and improved with small lot single-family homes, surface parking lots, and multi-family residential, retail, commercial, office, church, medical and motel uses.

As proposed, the density is consistent with the zone, land use designation and the Vermont/Western SNAP. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. 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 Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32 Infill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (see above CEQA Findings). In addition, neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (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. Therefore, the design of the subdivision or type of improvements is 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.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION 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 was submitted with the Vesting Tentative Map 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 Vesting 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 Vesting Tentative Tract Map No. 77153-CN.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
May Sinnopwongsagon  
Deputy Advisory Agency  
VPB:CTL:MS:MN:NC

  
\_\_\_\_\_  
Christina Toy Lee  
Senior City Planner

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 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:

**Downtown**  
Figueroa Plaza  
201 North Figueroa  
Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

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

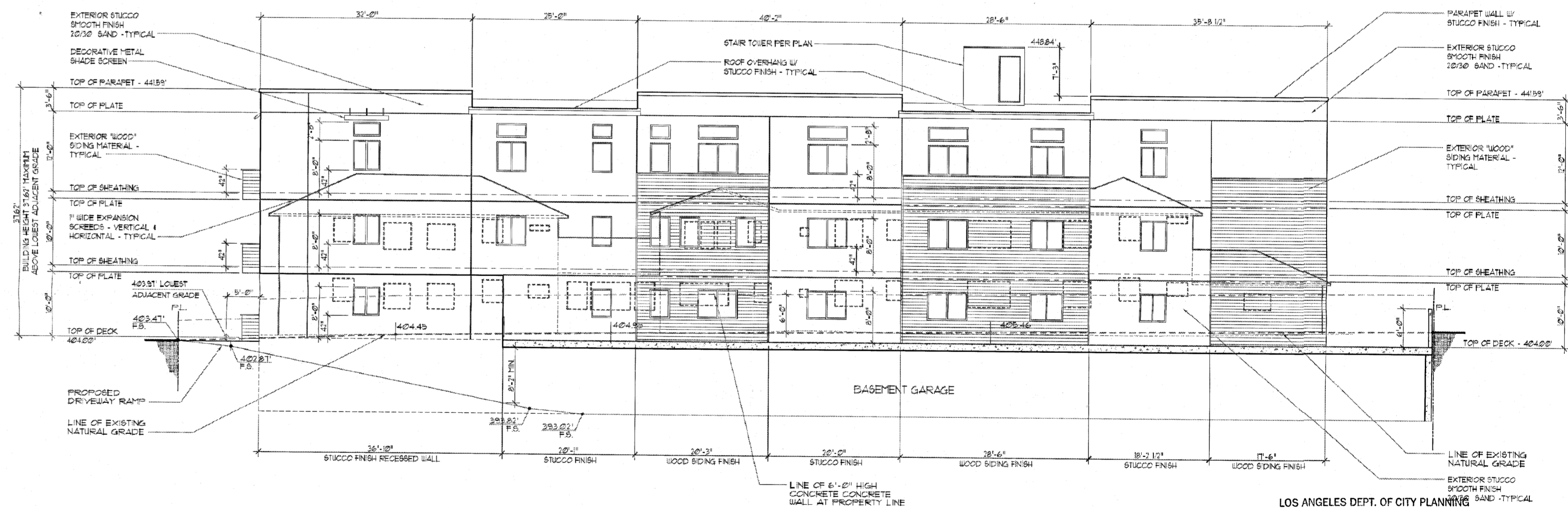
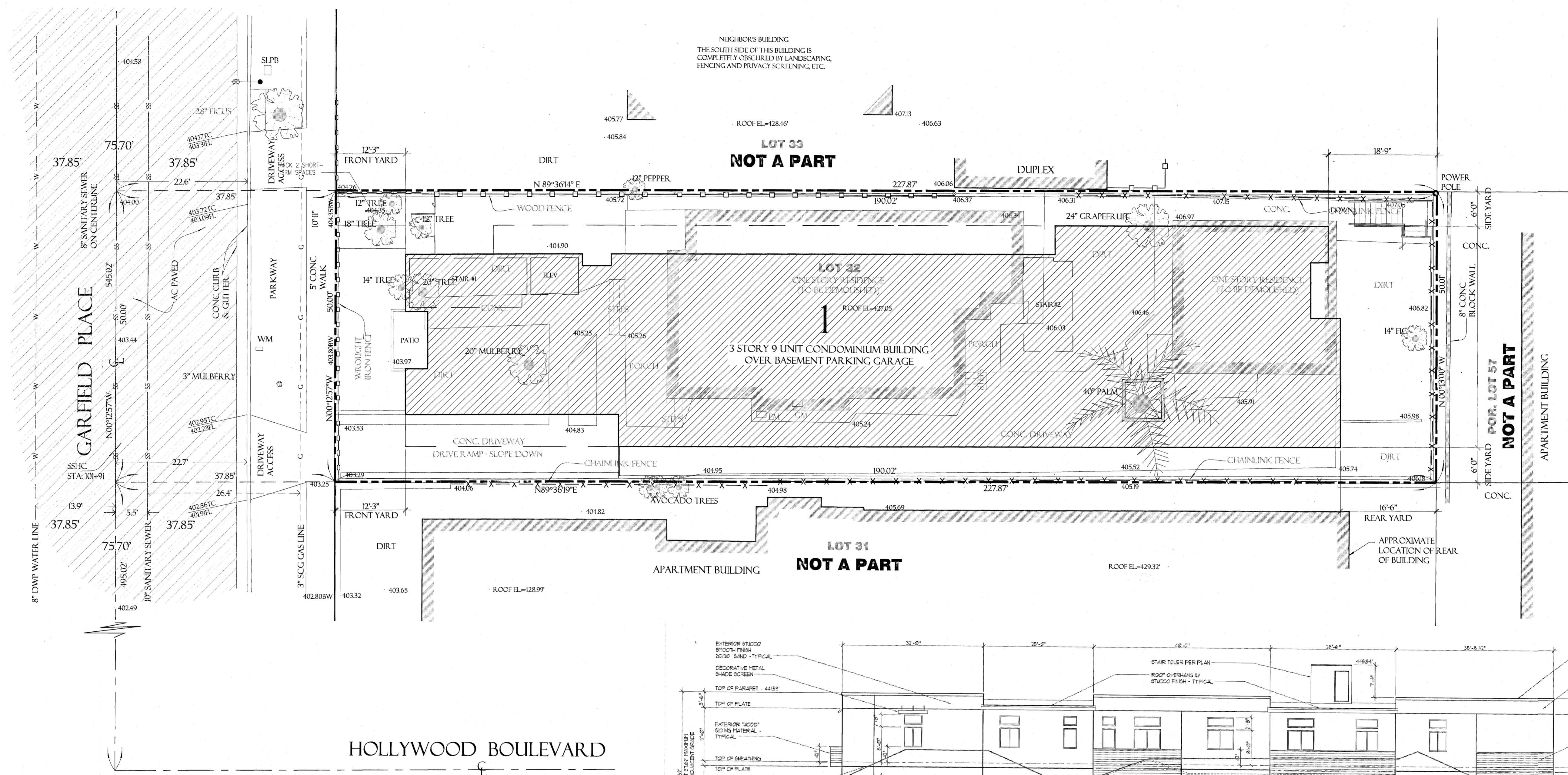
**West Los Angeles**  
West Los Angeles  
Development Services  
Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598

**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 90<sup>th</sup> day following the date on which the City's decision becomes final.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

- LEGEND:**
- AC ASPHALTIC CONCRETE
  - BW BACK OF WALK
  - CONC CONCRETE
  - EM ELECTRIC METER
  - FL FLOW LINE
  - G GAS
  - GM GAS METER
  - SS SANITARY SEWER
  - TC TOP OF CURB
  - W WATER
  - WM WATER METER
- 12" TYPICAL TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)
  - 12" TYPICAL PALM TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)
  - STREET LIGHT
  - AC PAVED
  - EXISTING BUILDING
  - PROPOSED BUILDING



- SURVEYOR'S NOTES:**
- GROSS SITE AREA:** 11,394.67 SQ. FT. OR 0.2616 ACRES  
**NET SITE AREA:** 9,502.08 SQ. FT. OR 0.2181 ACRES
  - PROTECTED TREES:** THERE ARE NO PROTECTED TREES ON SITE **SEE TREE REPORT**
  - TREES TO BE REMOVED:** THERE ARE 9 (8' OR LARGER) NON-PROTECTED TREES ON SITE TO BE REMOVED. **SEE TREE REPORT**
  - SITE ADDRESS:** 1746 N. GARFIELD PLACE, LA CA 90028
  - PROPOSED DEVELOPMENT:** 3-STORY CONDOMINIUM BUILDING CONTAINING 9 UNITS WITH 20 TOTAL PARKING SPACES (18 RESIDENT (2 PER UNIT) AND 2 GUEST SPACES (1/4 SPACE PER UNIT))
  - ZONING (EXISTING & PROPOSED):** R3-1  
**SPECIFIC PLAN:** VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN  
**DISTRICT MAP NO.:** 148.5 A 193
  - NOTE:** THIS PROPERTY IS NOT LOCATED IN THE HILLSIDE AREA. THIS PROPERTY IS NOT LOCATED IN THE LIQUEFACTION AREA. THIS PROPERTY IS NOT LOCATED IN THE HIGH FIRE HAZARD SEVERITY ZONE. ACTIVE FAULT NEAR-SOURCE ZONE: DISTANCE TO NEAREST FAULT: 0.86KM FROM THE HOLLYWOOD FAULT ACCORDING TO ZIMAS
  - HAZARDOUS AREAS:** THERE ARE NO POTENTIAL HAZARDOUS AREAS ON SITE.
  - PROPOSED SEWAGE DISPOSAL:** SANITARY SEWER AVAILABLE IN GARFIELD PLACE.
  - SURVEY:** LOCATIONS AND ELEVATIONS SHOWN HEREON ARE BASED UPON TOPOGRAPHIC SURVEY BY LAWRENCE J. SCHMAHL "P.L.S. 5748" REV. 12-14-17, PROVIDED BY CLIENT.
  - DEDICATION:** GARFIELD PLACE (LOCAL STREET) - 60' (REQ.) / 75.70' EXISTING NO POTENTIAL STREET DEDICATION
- "DEDICATIONS SHOWN HEREON ARE BASED ON NAVIGATE L.A. STREET & HIGHWAY STANDARDS AND ARE SUBJECT TO REVIEW BY BUREAU OF ENGINEERING AND DEPARTMENT OF TRANSPORTATION."
- HAUL ROUTE:** A HAUL ROUTE APPROVAL IS REQUESTED FOR THE EXPORT OF APPROXIMATELY 4000 CUBIC YARDS OF EXPORT.
  - GRADING:** THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL GRADING AREA.

**PROPOSED BUILDING HEIGHT:**  
ALLOWABLE HEIGHT PER VERMONT / WESTERN TANSIT ORIENTED DISTRICT SPECIFIC PLAN SHALL NOT EXCEED A HEIGHT THAT IS WITHIN 15 FEET OF THE HEIGHT OF THE SHORTEST EXISTING BUILDING ON ANY ADJACENT LOT.

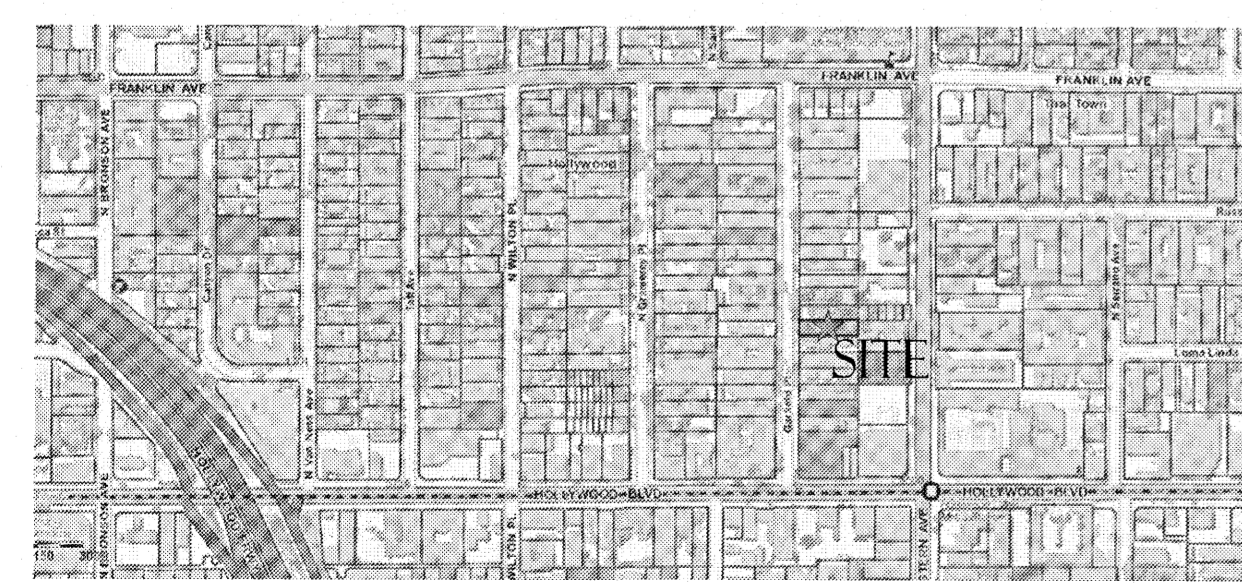
THE SHORTEST EXISTING BUILDING IS LOCATED ON LOT 33, ADJOINING THE NORTHERLY LOT LINE OF THE SUBJECT PROPERTY.

THE ELEVATION OF THE HIGHEST POINT OF THE ROOF OF THE SHORTEST ADJACENT BUILDING IS 428.46 AND THE LOWEST ELEVATION OF THE GRADE WITHIN 5 FEET IS 405.84. THE BUILDING HEIGHT OF THE SHORTEST BUILDING ON ANY ADJACENT LOT IS THEREFORE 828.46 - 405.84 = 22.62 FEET.

THEREFORE THE MAXIMUM BUILDING HEIGHT OF THE PROPOSED PROJECT CANNOT EXCEED 22.62' ±15' = 37.62.

THE ELEVATION OF THE HIGHEST POINT OF THE ROOF OR PARAPET OF THE PROPOSED BUILDING IS 441.59 AND THE LOWEST GRADE WITHIN 5 FEET OF THE PROPOSED BUILDING IS 403.97. THEREFORE THE BUILDING HEIGHT OF THE PROPOSED PROJECT IS 441.59 - 403.97 = 37.62, WHICH CONFORMS TO THE TRANSITIONAL HEIGHT REQUIREMENTS OF THE SPECIFIC PLAN.

**LEGAL DESCRIPTION:**  
LOT 32 OF GRIDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**VICINITY MAP**  
L.A.T.G. 593-H-4  
NOT TO SCALE

**APPLICANT:**  
RAIDER CONSTRUCTION AND PLANNING, INC.  
17560 PARTHENIA STREET  
NORTHBRIDGE, CA 91325  
(818)700-1430

**OWNER:**  
1748 GARFIELD PLACE, LLC  
17560 PARTHENIA STREET  
NORTHBRIDGE, CA 91325  
(818)700-1430

**PREPARED UNDER THE DIRECTION OF:**  
IACOBELLIS AND ASSOCIATES, INC.  
THOMAS D. IACOBELLIS "P.L.S. 4574"  
11145 TAMPA AVENUE #15B  
NORTHBRIDGE, CA 91326  
818-366-9222

**VESTING TENTATIVE TRACT MAP NO. 77153**  
FOR CONDOMINIUM PURPOSES  
1746 N. GARFIELD PLACE, LA, CA 90028

**IACOBELLIS & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
SURVEYS • SUBDIVISIONS • PHOTOGRAMMETRY  
11145 TAMPA AVENUE STE 15B, NORTHBRIDGE, CA. 91326 PH 818-366-9222 FAX 818-366-4813

DATE: 5-16-18  
PROJECT NO.: 17127 LA 593-H4  
DRAFTED BY: T12  
CHECKED BY: JH  
SHEET NO.: 1 OF 1