



WEST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: NOV 04 2014

CASE: VTT-72465-SL-1A
CEQA: ENV-2013-3734-MND

Location: 11767 East Bellagio Road
Council District: 5 - Koretz
Plan Area: Bel Air-Beverly Crest
Zone: [Q]RD1.5-1VL

Applicant: Farhad Ashofteh and Daniel Saparzadeh
Representative: Steve Nazemi - DHS & Associates, Inc.

Appellant: Bruce Kuyper

At its meeting on **October 15, 2014**, the following action was taken by the West Los Angeles Area Planning Commission:

1. Denied the appeal.
2. Sustained the decision of the Deputy Advisory Agency to approve Vesting Tentative Tract Map No. 72465-SL for a maximum of five small lots and the construction, use, and maintenance of five small lot single-family dwellings.
3. Adopted Mitigated Negative Declaration ENV-2013-3734-MND as the environmental clearance for the project.
4. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. Advised the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Commissioner Halper
Seconded: Commissioner Waltz Morocco
Ayes: Commissioners Halper, Waltz Morocco, Margulies, and Donovan

Vote: 4 – 0


Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Effective Date/Appeals: This action of the West Los Angeles Area Planning Commission **will be final within 10 days from the mailing date on this determination** unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

NOV 14 2014

Final Appeal Date: _____

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Advisory Agency's Determination Letter dated August 6, 2014

cc: Notification List
Heather Bleemers

DEPARTMENT OF
CITY PLANNING
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LOS ANGELES, CA 90012-4801
AND
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INFORMATION
www.planning.lacity.org

Decision Date: August 6, 2014

Appeal Period Ends: August 18, 2014

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833 Haverford Avenue
Pacific Palisades, CA 90272

Steve Nazemi (R)
DHS & Associates Inc.
275 Centennial Way, Suite 205
Tustin, CA 92780

RE: Vesting Tentative Tract Map No. 72465-SL
Address: 11767 East Bellagio Road
Related Case(s): N/A
Bel Air-Beverly Crest Planning Area
Zone : [Q]RD1.5-1VL
D. M. : 141B145
C. D. : 5
CEQA : ENV-2013-3734-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 72465-SL, located at 11767 East Bellagio Road for a maximum of **five (5) single-family small lot homes** in accordance with the Small Lot Ordinance as shown on revised map stamp-dated April 24, 2014 in the Bel Air-Beverly Crest Community Plan. This unit density is based on the [Q]RD1.5-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Public Counter call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That if this tract map is approved as "Small Lot Subdivision" then and if necessary for street address purposes, all the common access to this subdivision be named on the final map, satisfactory to the City Engineer.
2. That if this tract map is approved as "Small Lot Subdivision" then the final map be labeled as "Small Lot Subdivision per Ordinance 176,354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easement be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That any fee deficit under Work Order No. EXT00527 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. The review of the subject report cannot be completed at this time and will be continued upon the submittal of an addendum to the report which shall include but not limited to the following:
 - a. Clarify what is "shallow ridge footings", and how this type of footings is different from the conventional shallow spread footings.
 - b. Grading Division does not approve conventional shallow spread footings subject to a total settlement exceeding 1.5 inches, and a differential settlement exceeding 1.75 inch. Revise foundation recommendations.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of [Q] conditions. Show compliance with the [Q] conditions as applicable or Department of City Planning approval is required.

- c. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

DEPARTMENT OF TRANSPORTATION

8. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

FIRE DEPARTMENT

9. 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: (MM)
 - a. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
 - b. All homes shall have noncombustible roofs. (Non-wood)
 - c. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
 - d. 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.
 - e. 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.
 - f. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - g. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

- h. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- i. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- j. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
- k. Site plans shall include all overhead utility lines adjacent to the site.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- m. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- n. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - 1) Boxed-in eaves.
 - 2) Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - 3) Non-wood siding.
 - 4) Exposed wooden members shall be two inches nominal thickness.
 - 5) Noncombustible finishes.

DEPARTMENT OF WATER AND POWER

- 10. Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Water and Power:
 - a. The developer must complete the following financial arrangements prior to tract recordation:
 - i. Existing Water Mains
 - ii. Install a new 2½-inch by 4-inch fire hydrant on the west side of Bellagio Road, 200 feet N/O the alley, N/O Moraga Drive.
 - b. Prior to receiving water service, the developer must:
 - i. Arrange for the Department to install fire hydrants.

- c. Conditions under which water service will be rendered:
- i. Pressure regulators will be required in accordance with the Los Angeles city Plumbing Code for the lot where pressures exceed 80 psi at the building pad elevation.

BUREAU OF STREET LIGHTING

11. Prior to the recordation of the final map, the applicant shall comply with the following conditions:

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

BUREAU OF SANITATION

12. The Bureau has reviewed the sewer/storm drain lines serving the subject tract/area and found no potential problems to our structures or potential maintenance problem.

INFORMATION TECHNOLOGY AGENCY

13. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby fee be based on the RD1.5-1VL Zone. (MM)

URBAN FORESTRY DIVISION

15. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and on the site tree to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. (MM)

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

- 16. 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 five dwelling units.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling.
 - c. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
 - d. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better to reduce the effects of diminished air quality on the occupants of the development. (MM)
 - e. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

SETBACKS				
Lot No.	Setback North	Setback East	Setback South	Setback West
1	0'	3'	8'	15'-0"
2	5'	0'	0'	15'-0"
3	5'	5'	0'	47.77'
4	0'	5'	0'	48.36'
5	0'	5'	5'	58.5'

- 17. Prior to the recording of the final map, a revised map shall be submitted reflecting the setbacks approved by the Advisory Agency.
- 18. 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. (MM)
- 19. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

20. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
21. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way. (MM)
22. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
23. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
24. Prior to issuance of a building permit, the project shall demonstrate compliance with the following Small Lot Design Guidelines:

SITE PLANNING

Relationship to the Street Guidelines

- a. The development's front yard setback shall be set within five (5) feet of the average setback of adjacent properties.

Site Layout and Circulation Guidelines

- b. Residential structures located on Lots 1 and 2 shall be configured to front along Bellagio Road and contain primary entrances and main windows that face the street.
- c. The site plan shall provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryway along Bellagio Road.
- d. All dwelling units shall contain primary entryways that front along circulation walkways and shall be provided clear paths of travel from the sidewalk to their primary entryways.
- e. All pedestrian and vehicular entries shall have distinctive design features, such as enhanced paving, to establish a visual and pedestrian connection to the public street and to provide a clear sense of arrival and path of travel within the development.