

DEPARTMENT OF
CITY PLANNING
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DEPUTY DIRECTOR

January 15, 2020

Leor Maciborksi (A)(O)
ROM Investments
6464 W. Sunset Boulevard #910
Los Angeles, CA 90028

RE: VTT-73952-SL
Related Case: APCC-2015-4224-SPE-SPP
1826 North Canyon Drive
Community Plan: Hollywood
C.D.: 13
CEQA: ENV-2015-4223-CE
Zone: RD1.5-1XL
DM: 150A191
Legal: Lot 25, Hartford Villa Tract

EXTENSION OF TIME

In the matter of the request of Leor Maciborksi, owner of the property, for the extension of time within which to take advantage of the grant authorized under the above-numbered case, please be advised that it has been shown that a delay has been or will be unavoidable due to a delay regarding the General Contractor. On January 5, 2017, the Advisory Agency approved a Vesting Tentative Tract Map for 1826 North Canyon Drive. The determination became effective on January 17, 2017.

Related case, APCC-2015-4224-SPE-SPP was approved by the Central Los Angeles Area Planning Commission with an effective date of August 16, 2016.

Cases that are in conjunction with a Subdivision Approval pursuant to multiple entitlement procedures may be extended for the full time limit of the Subdivision Approval, including time extension pursuant to Article 7 of the LAMC, for the purpose of recordation of an approved map.

Therefore, pursuant to Section 12.36.G.3, Legislative Approvals, the Director hereby grants an extension of time until **January 16, 2026** to VTT-73952-SL and APCC-2015-4224-SPE-SPP and no further extension of time can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Jason Chan
City Planner
Development Services Center
cc: Councilmember Mitch O'Farrell
Thirteenth Council District

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<http://planning.lacity.org>

Decision Date: January 5, 2017

Appeal End Date: January 17, 2017

Leor Maciborski (A)(O)
Hollowest Holdings, LLC
6464 Sunset Boulevard #910
Los Angeles, CA 90028

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

RE: Vesting Tentative Tract No. 73952-SL
Related Case: APCC-2015-4224-SPE-SPP
1826 North Canyon Drive
Hollywood Planning Area
Zone : RD1.5-1XL
D.M. : 150A191
C.D. : 13
CEQA: ENV-2015-4223-CE
Legal Description: Hartford Villa Tract,
Lot 25

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 73952-SL, located at 1826 North Canyon Drive for a maximum of five (5) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated December 20, 2016 in the Hollywood Community Plan. This unit density is based on the RD1.5 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.) 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 No. 176,354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central District Engineering District Office.
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.
 - a) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

5. 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 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. Obtain a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the final grading permit to show completion of the work.
 - c. Provide a copy of APC case APCC-2015-4224-SPE-SPP. Show compliance with all the conditions/requirements of the APC case as applicable.
 - d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked 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.
 - e. A 5 ft. side yard setback is required for the small lots adjacent to the lots not part of the tract. Revise the map or obtain City Planning approval to have the Setback Matrix reflect the correct setbacks shown on the map.

- f. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

There is a 15 ft. Building Line along Canyon Drive on this Subdivision.

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.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

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

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

No parking space can back up onto a street when the driveway is serving more than two dwelling units. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

7. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - d. Site plans shall include all overhead utility lines adjacent to the site.
 - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - f. The Fire Department may require additional roof access via parapet across roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

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

DEPARTMENT OF WATER AND POWER

8. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF SANITATION

9. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. 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 Quimby fee be based on the RD1.5 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Prior to the issuance of a grading permit, the applicant shall:
 - a. 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 the unavoidable loss of any desirable on-site trees.
 - b. 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:

Removal of Protected Tree requires the Board of Public Works approval. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

13. 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 (5) lots.
- b. Provide a minimum of nine (9) residential parking spaces and one (1) guest parking space.
- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the locations of the following items as it applies to this subdivision and the proposed development on the site.
 - 1. A 16-foot 10 inch wide common access strip open to the sky.
 - 2. A 26-foot wide common access strip on the ground level shall be shown and labeled on the Final Map.
 - 3. The project shall comply with the setbacks as indicated in the table below:

Setbacks			
Lot	Front Yard	Rear Yard	Side Yards
1	15' West	0' East	16.83' North; 5' South
2	16.83' North	5' South	0' East; 0' West
3	16.83' North	5' South	0' East; 0' West
4	16.83' North	5' South	0' East; 0' West
5	5' North	5' South	5' East; 0' West

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider 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. **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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (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.

- h. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
 - i. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
14. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
15. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Vermont/Western Transit Oriented District Specific Plan** and Case No. **APCC-2015-4224-SPE-SPP** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land 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.

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

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

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 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Canyon Drive.

Notes:

The quantity of street lights identified may be modified slightly during

the plan check process based on illumination calculations and equipment selection.

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

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 the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 and 15332 (Classes 3 and 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project is a five-lot subdivision involving the demolition of an existing single-family dwelling and the construction of five (5) residential dwellings under the provisions of the Small Lot Ordinance. As the new construction is under six (6) dwelling units and is a project characterized as in-fill development, the project qualifies for the Class 3 and Class 32 Categorical Exemptions.

There are six (6) Exceptions which must be considered in order to find a project categorically exempt.

- (a) **Location.** While the subject site is located within a BOE Special Grading Area, specific Regulatory Compliance Measures in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report to the Department of Building and Safety, and the issuance of a Geology and Soils Report Approval Letter, which details conditions of approval which must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and on-site grading must comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.
- (b) **Cumulative Impact.** 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 to construct five (5) residential units in an area zoned and designated for such development. All adjacent lots are developed with single- and multi-family residential uses, and the subject site is of a similar size and slope to nearby properties.
- (c) **Significant Effect.** The project proposes a Floor Area Ratio (FAR) of 1.9:1 on a site that is permitted to have a maximum FAR of 3:1. The size of the units, ranging from 1,408 square feet to 1,691 square feet, is not unusual for the vicinity of the subject site, and is similar in scope to other existing homes in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (d) **Scenic Highways.** According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a scenic highway, nor are there any designated scenic highways located near the project site.
- (e) **Hazardous Waste Sites.** 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.
- (f) **Historical Resources.** 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 Historic Places LA website or SurveyLA, the citywide survey of Los Angeles. 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.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows:

- (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.

The site is zoned RD1.5-1XL and has a General Plan land use designation of Very Low Residential. As a development consisting of five residential units on a lot that is 8,106 square feet in size, the project is in conformance with the General Plan and zoning designation.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.19 acres. Lots adjacent to the subject site are developed with single- and multi-family dwellings.

- (c) The project site has no value as habitat for endangered, rare or threatened species.

The site is not a wildland area and is not inhabited by endangered, rare, or threatened species. There are three unprotected trees on the site as identified in the tree report prepared by Harmony Gardens, Inc. on July 2, 2015.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project will result in a net increase of four dwelling units. This is below the threshold for a traffic impact study. 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. The project will also be subject to all applicable standards of the Southern California Air Quality Management District. These RCMs will reduce any potential impacts on noise, water, and air quality to less than significant.

- (e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the construction of the five (5) new residential units will be on a site which has been previously developed with a single-family dwelling. Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 73952-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential density with the corresponding zones of RD2 and RD1.5. The property is 8,106 square feet in size and is presently zoned RD1.5-1XL. Per the regulations of the RD1.5 Zone every lot shall have a minimum lot area of 5,000 square feet. The adopted Plan and corresponding zone allows for the proposed subdivision. The subject property is located within the Vermont/Western Transit Oriented District Specific Plan. The project was approved for a Project Permit Compliance and Exception under Case No. APCC-2015-4224-SPE-SPP on August 9, 2016. The proposed map is therefore consistent with the Hollywood Community Plan.

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

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential with the corresponding zones of RD2 and RD1.5. The property is approximately 0.19 acres (8,106 square feet) and is presently zoned RD1.5-1XL.

The proposed tract is to create five lots for five dwelling units under the provisions of the Small Lot Ordinance. Lot sizes will range from 1,386 square feet to 2,273 square feet, thereby meeting the minimum lot size requirement of 600 square feet per the Small Lot Ordinance. Lot coverage will range from 38 percent to 64

percent, which is less than the permitted 80 percent. All lots meet the minimum lot width requirement of 16 feet.

The Bureau of Engineering has reviewed the proposed subdivision and found that there are existing sewers available in the street adjoining the subdivision. The construction of mainline and house connection sewers within suitable easement will be required to serve the tract. The tract will connect to the public sewer system and will not result in violation of the California Water Code. The Bureau of Engineering is not requiring street dedication or street improvements as the street meets City standards.

The project was approved for a Project Permit Compliance and Exception under Case No. APCC-2015-4224-SPE-SPP on August 9, 2016. Therefore the design and improvement of the proposed subdivision is consistent with the applicable General Plan and Specific Plan.

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

The subject property is a level, interior record lot. The Grading Division of the Department of Building and Safety reviewed the Vesting Tentative Tract Map and determined that geology/soils reports are not required prior to approval of the Tract Map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, although it is located in a Special Grading Area it does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The site is therefore physically suitable for the proposed type of development.

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

The subject site is zoned RD1.5-1XL and designated Low Medium II Residential in the Hollywood Community Plan. Per the provisions of the Small Lot Ordinance, a parcel of land may be subdivided into small lots provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for the zone. The subject site is 8,106 square feet in size. Based on the minimum area per dwelling unit requirement of 1,500 square feet in the RD1.5 Zone, a total of five lots/units are permitted on the site. The proposed density is five lots with five dwelling units.

With the determination by the Department of Building and Safety, Grading Division that a geology/soils report is not required, the site is physically suitable for the proposed density of 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 categorically exempt from the provisions of the California

Environmental Quality Act (CEQA), pursuant to Classes 3 and 32. Categorical Exemption No. ENV-2015-4223-CE was issued on May 9, 2016 for new construction of small structures and an in-fill development meeting the conditions described in the above CEQA Findings.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

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)

- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2) 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.
- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) 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. 73952-SL.

Vincent P. Bertoni, AICP
Advisory Agency



KEVIN S. GOLDEN
Deputy Advisory Agency



JANE J. CHOI
Senior City Planner

VPB:JJC:KSG:JV

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

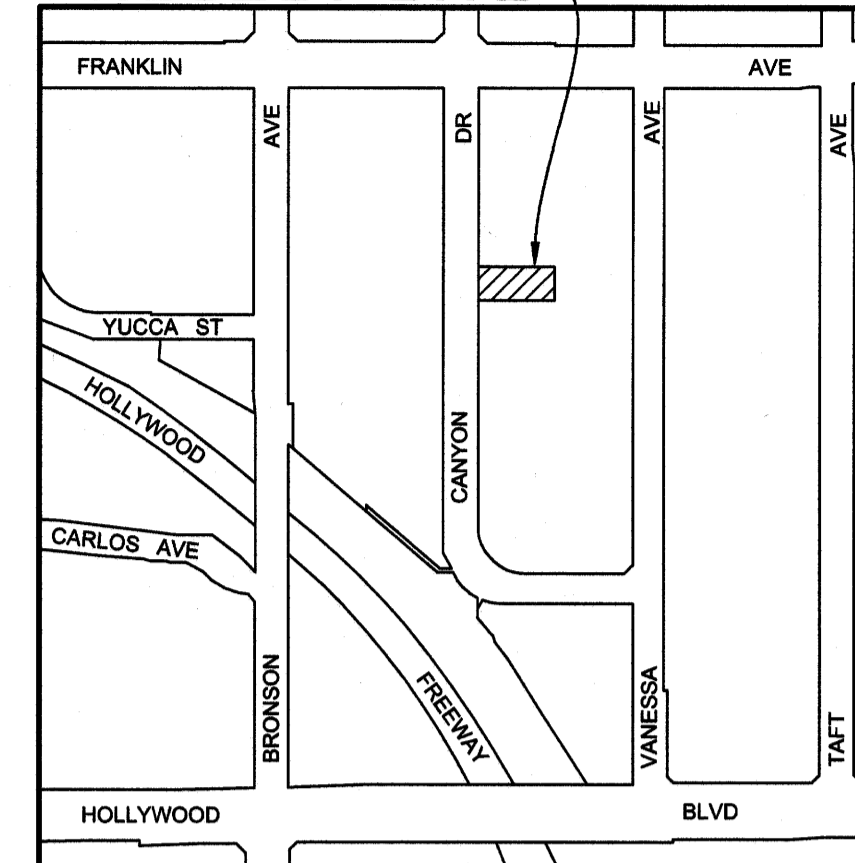
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the 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.

FRANKLIN AVE

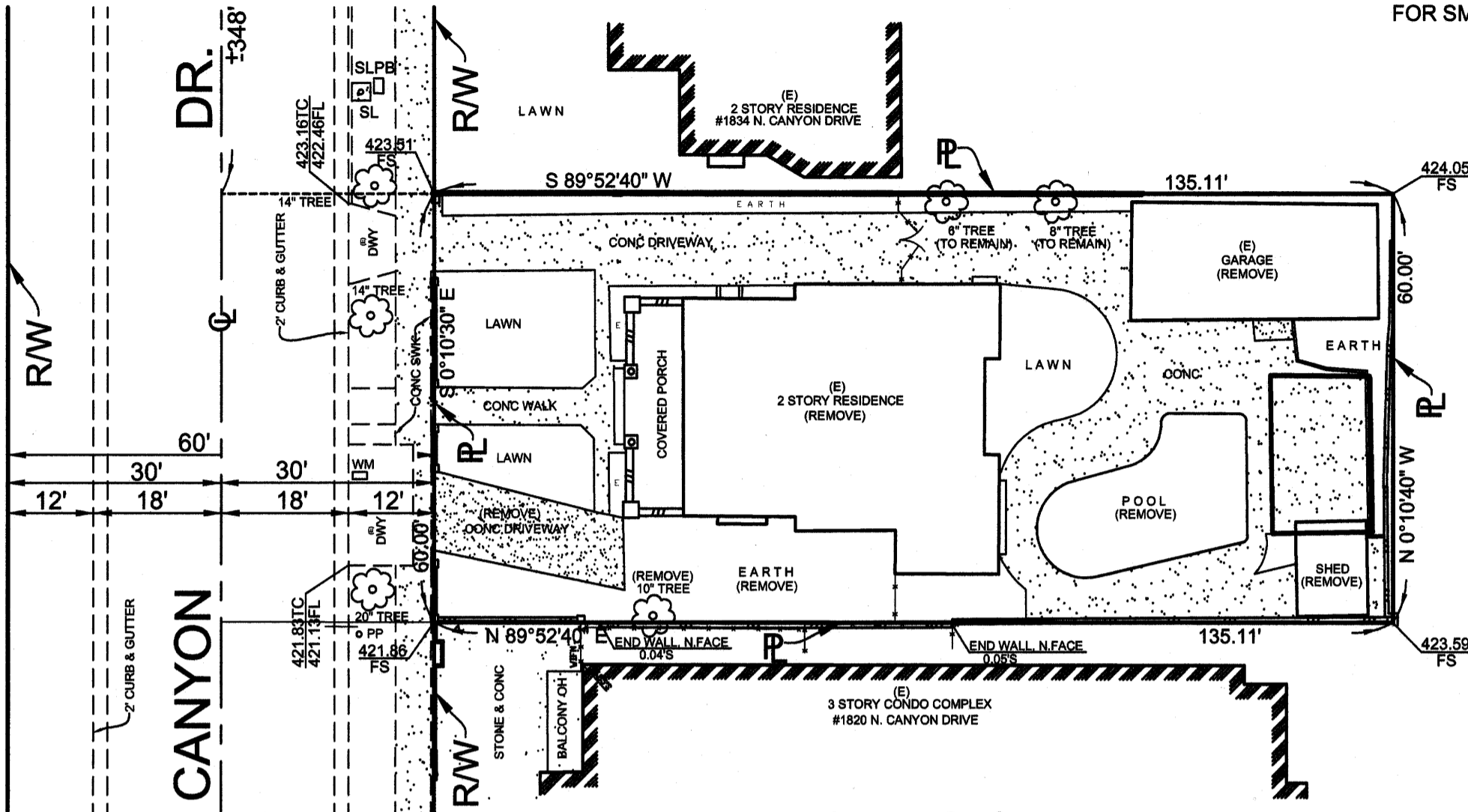
VESTING TENTATIVE TRACT MAP NO. 73952

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

PROJECT SITE



VICINITY MAP NTS

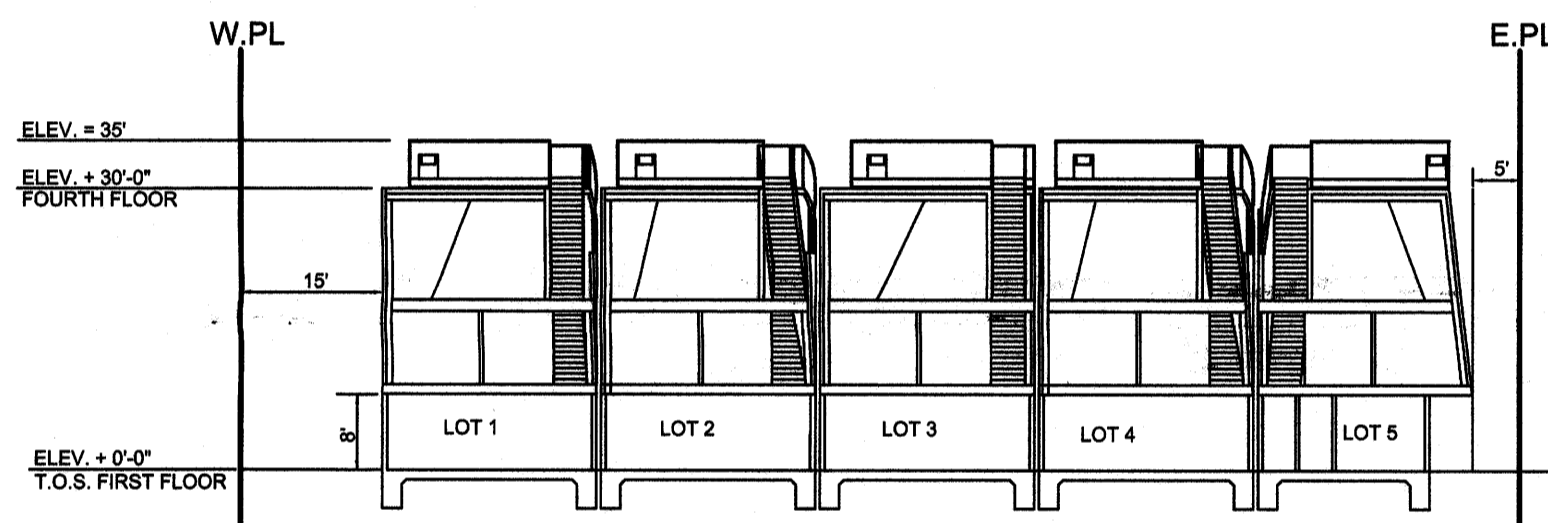


EXISTING SITE

LOTS MATRIX

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
FRONT LOT LINE DESIGNATION	CANYON DRIVE	COMMON DWY	COMMON DWY	COMMON DWY	
FRONT YARD SETBACK	15'	16.83' N/S	16.83' N/S	16.83' N/S	5' N/S
SIDEYARD	16.83' N/S	0' E/S	0' E/S	0' E/S	5' E/S
SIDEYARD	5' S/S	0' W/S	0' W/S	0' W/S	0' W/S
REAR YARDS	0' E/S	5' S/S	5' S/S	5' S/S	5' S/S
AREA (SF)	2,273 SF	1,386.50 SF	1,386.50 SF	1,351 SF	1,709 SF

N/S=North Side W/S=West Side E/S=East Side S/S=South Side



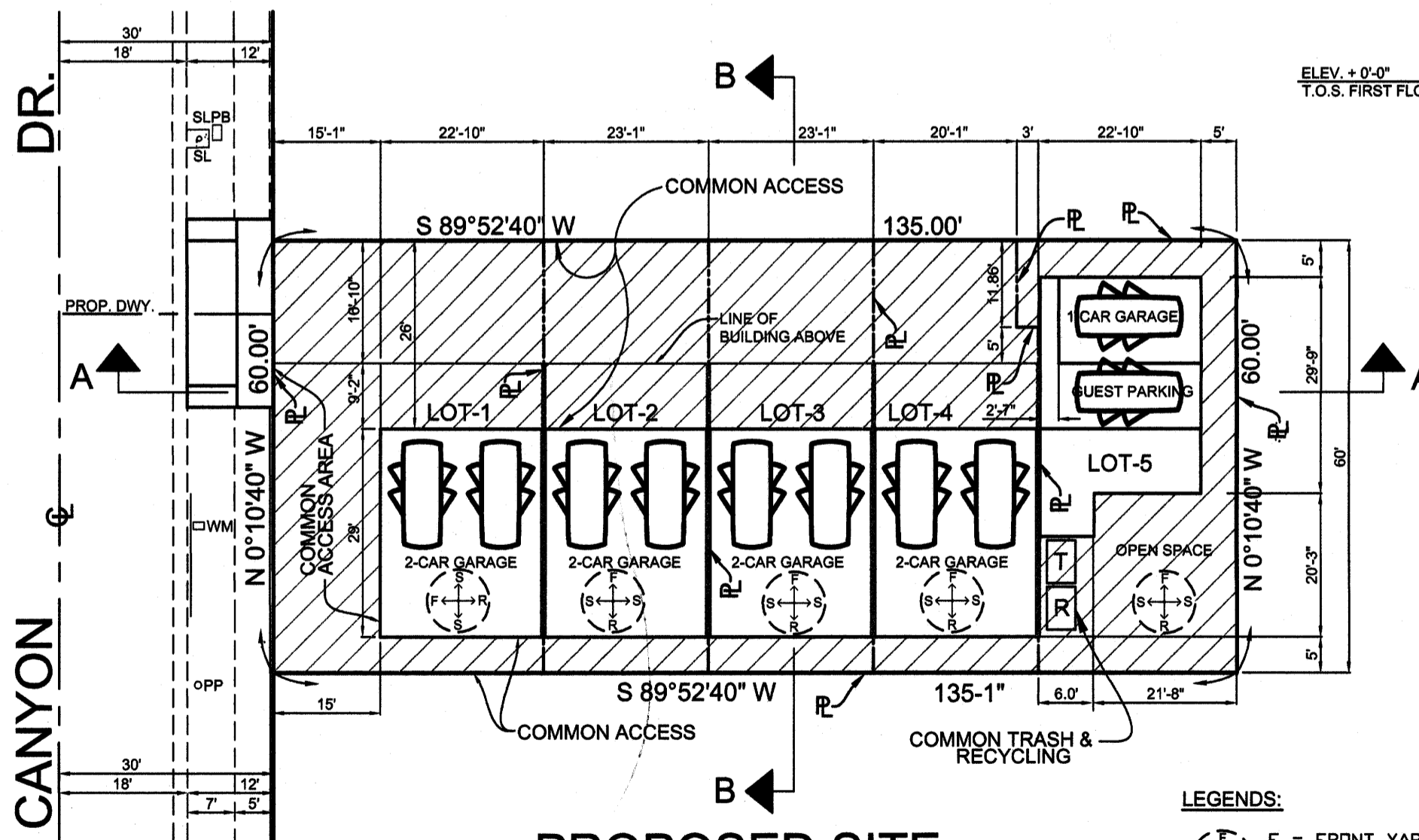
SECTION A-A

OWNER:
HOLLOWEST HOLDINGS, LLC
6484 SUNSET BLVD #910
LOS ANGELES, CA 90028

ENGINEER:
DHS & ASSOCIATES INC.
275 CENTENNIAL WAY, SUITE 205
TUSTIN, CA 92780
TEL: (714) 865-6569

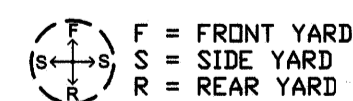
LEGAL DESCRIPTION:
LOT 25, HARTFORD VILLA TRACT
M.B. 8, PAGES 58/59
RECORDS OF LOS ANGELES COUNTY.
APN NO. 5688-029-011

- NOTES:**
- EXISTING SINGLE FAMILY DWELLING TO BE DEMOLISHED
 - SITE ADDRESS: 1826 N. CANYON DRIVE, LOS ANGELES, CA 90028
 - THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
 - THE SITE IS RELATIVELY FLAT.
 - THE SITE IS NOT IN THE FLOOD ZONE AREA.
 - SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
 - AREA:
TOTAL LOT AREA= 8,106 S.F. (0.186 ACRES)
 - THOMAS GUIDE: PAGE 593-G4
DISTRICT MAP NO. 150-A-191
CENSUS TRACT NO. 19031
COUNCIL DISTRICT NO. 13
 - PROPOSED DEVELOPMENT DATA:
FIVE (5) SINGLE FAMILY DWELLING (SMALL LOTS)
 - PARKING
TWO (2) PARKING SPACES FOR LOT 1 THROUGH LOT 4.
ONE (1) PARKING PROVIDED FOR LOT 5.
ONE (1) GUEST PARKING FOR AS SHOWN HEREON ON LOT 5.
 - VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY AS SHOWN HEREON.
 - TRASH BIN FOR RESIDENTS ARE AT COMMON AREA
 - SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE PURSUANT TO ORDINANCE NO. 176,354
 - THERE ARE THREE (3) TREES ON THE LOT WHICH WILL BE REMOVED
 - GRADING QUANTITIES:
FILL = 200 C.Y.
NET IMPORT = 200 C.Y.
 - THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
 - THE SITE IS LOCATED WESTERN THE VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN.
 - THE SITE IS LOCATED WITHIN SPECIAL GRADING AREA
 - EXISTING ZONING: RD1.5-1XL
 - PROPOSED ZONING: RD1.5-1XL
 - MAP REVISED ON: 12-19-2016

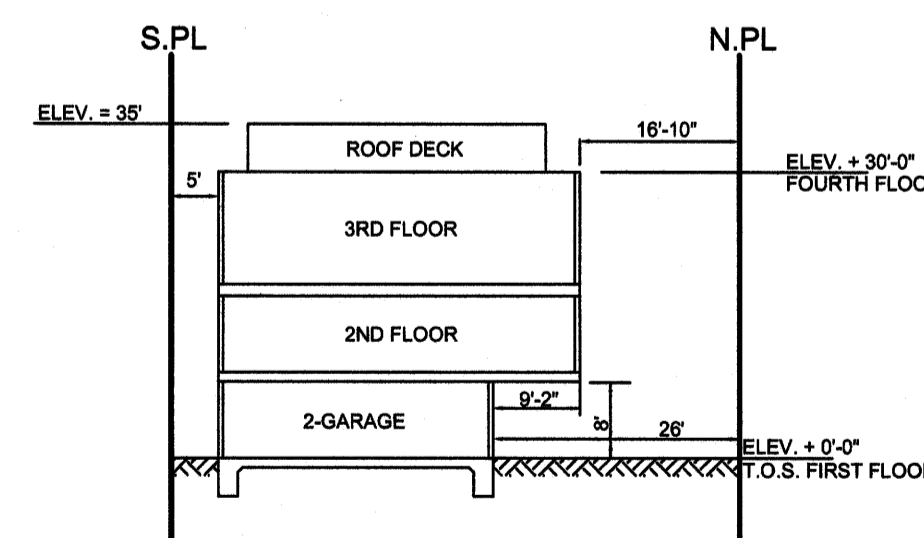


PROPOSED SITE

LEGENDS:



SCALE
1" = 20'



SECTION B-B

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

DEC 20 2016

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