

VESTING TENTATIVE TRACT MAP NO. 83081-SL-HCA (stamped map dated July 1, 2020).

HEARING DATE: Wednesday, January 12, 2022

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

Pursuant to the Los Angeles Municipal Code (LAMC) Sections 17.51, a Vesting Tentative Tract Map No. 83081-SL-HCA to subdivide an existing pair of 7,062 square-foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) single-family dwellings (small lot homes) pursuant to Small Lot Subdivision Ordinance No. 176,354. All units will be four stories in height with a maximum height of 44 feet with two covered parking spaces per lot. The site is currently developed with one commercial storefront building, proposed to be demolished.

OWNER/APPLICANT

EGL Associates
Sheila Harjanto
11819 Goldring Road
Arcadia, CA 91006

REPRESENTATIVE

Tripalink
Ziyi Yang
2905 S. Vermont Ave. Ste 204
Los Angeles, CA 90007

RELEVANT CASES

ON-SITE:

There are no other relevant cases on the subject site.

OFF-SITE:

There are no other VTT or subdivision cases within a 500-foot radius of the subject site.

PUBLIC RESPONSES

At the time of this written report, a letter regarding the project, dated November 10, 2020, has been received from the North Area Neighborhood Development Council. It states that “the Board opposes the small lot subdivision and 10-unit development as currently proposed as it is incompatible with the community character due to its size, design, excessive room count, and overall architecture and failure to comply with established community plans.”

GENERAL COMMENTS

The project site, located at 1840 – 1848 West Adams Boulevard, consists of two rectangular lots totaling approximately 14,142 square feet in area. Zoned C2-1VL-O-CPIO, the project site has a frontage of 100 feet along the south side of Adams Boulevard and approximately 141 feet of frontage along the east side of an unnamed alley. It is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial uses.

The proposed project is a Vesting Tentative Tract Map to subdivide an existing pair of 7,062 square-foot lots, totaling 14,142 square feet, into ten (10) new lots for the construction, use, and maintenance of ten (10) single-family dwellings (small lot homes) in the C2-1VL-O-CPIO Zone. All units will be four stories, with a maximum height of 45 feet, with two covered parking spaces per lot. This will create twenty (20) covered parking spaces total, integrated into the units as two car garages. The property is currently developed as a single-story commercial storefront building, parking lot, and rear storage shed, proposed to be demolished.

Abutting properties to the north and east are designated for Neighborhood Commercial land uses in the C2-1VL-O-CPIO zone and are developed with two to three-story multi-family homes. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The abutting property to the south is zoned RD1.5-1-O-CPIO and developed with a two-story apartment building. The project site is located within a Transit Priority Area (ZI-2452), limiting the extent to which aesthetics and parking are defined as impacts under CEQA.

Adams Boulevard, adjoining the property to the north, is designated by the Mobility Plan as an Avenue I, with a designated right-of-way width of 100 feet. It is fully improved with asphalt, concrete sidewalks, and streetlights.

Alley, adjoining the property to the west, is undesignated by the Mobility Plan. It has a width of 14 feet and is improved with asphalt and a concrete drainage channel.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Recommends Parcel Map approval subject to conditions in a memo dated August 12, 2020. See full list of recommended conditions in **Draft Parcel Report with Conditions** under the Bureau of Engineering heading.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Recommends that the project be subject to conditions stated in the memo dated June 15, 2020. See recommended approval conditions in **Draft Parcel Report with Conditions** under the Department of Building and Safety, Grading Division, heading.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: States that a clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated June 29, 2020, have been satisfied. See recommended conditions in **Draft Parcel Report with Conditions** under the Department of Building and Safety, Zoning Division, heading.

DEPARTMENT OF RECREATION AND PARKS: Recommends that the project be subject to conditions stated in the memo dated August 13, 2020. See recommended conditions in **Draft Tentative Tract Report with Conditions** under the Department of Recreation and Parks heading.

FIRE DEPARTMENT: Recommends that the project be subject to conditions stated in the memo dated June 30, 2020. See recommended conditions in **Draft Tentative Tract Report with Conditions** under the Fire Department heading.

ENVIRONMENTAL CLEARANCE

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies

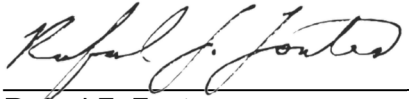
TENANTS

The existing lots contain a single-story commercial storefront building, parking lot, and rear storage shed, proposed to be demolished.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Vesting Tentative Tract Map No. 83081-SL-HCA subject to the standard conditions and the additional conditions in the **Draft Tentative Tract Report with Conditions**.

Prepared by:



Rafael F. Fontes
Planning Assistant
(213) 978-1189

Note: Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

DRAFT TENTATIVE TRACT REPORT WITH CONDITIONS

1846 W Adams Blvd, LLC (O)
Ziyi Yang
2905 S. Vermont Ave. Ste 204
Los Angeles, CA 90007

Tripalink
Ziyi Yang
2905 S. Vermont Ave. Ste 204
Los Angeles, CA 90007

Re: VTT-83081-SL-HCA
1840 – 1848 West Adams Boulevard
South Los Angeles Plan Area

Zone : C2-1VL-O-CPIO
D.M. : M R 26-65
C.D. : 8 – Marqueece Harris Dawson
CEQA : ENV-2020-3308-CE

Legal Description: Lot FR 13;
Chas Victor Hall Tract

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Tentative Tract No. 83081-SL-HCA composed of two lots, located at 1840 – 1848 West Adams Boulevard for a maximum **10 small lot single family dwellings** as shown on map stamp-dated March 18, 2020 in the South Los Angeles Community Plan. This unit density is based on the C2-1VL-O-CPIO 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

1. That a 5-foot wide strip of land be dedicated along Adams Boulevard adjoining the tract to complete a 50-foot wide half right of-way in accordance with **Avenue I** standards of LA Mobility Plan.
2. That if this tract map is approved as “small lot subdivision” then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as “Small Lot Subdivision per Ordinance No. 185462” satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

9. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

Grading Division approvals are conducted at 221 North Figueroa Street, 12th 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.

Any questions regarding this report should be directed to Mr. Casey Lee Jensen of the Grading division, located at 221 North Figueroa Street, Suite 1200, or by calling (213) 482-0490.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

10. 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.

11. Provide a copy of affidavit AFF-49871. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
12. Provide 2 parking spaces per small lot/unit. Revise the map or obtain City Planning approval to provide only 1 parking space for Proposed Lot 2.
13. Resubmit the map to provide and maintain a minimum 16 ft. (for 5 or more dwelling) common driveway access on the ground floor. No projections (or uses such as guest parking spaces) are allowed into the required common driveway access. Provide the minimum 16 ft. wide common driveway access (with a minimum 10 ft. open to the sky) or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.
14. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
15. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

The Proposed Project site is within the South Los Angeles Community Plan Implementation Overlay (CPIO). The Proposed Project is to show compliance to the CPIO per City Planning approval at the time of Plan Check.

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 satisfactory 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.

Parking spaces are not allowed to backup onto a public street when the driveway is serving more than 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. Please contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF RECREATION AND PARKS

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

FIRE DEPARTMENT

17. Access for Fire Department apparatus and personnel to and into all structures shall be required.
18. 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.
19. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req #75).
20. 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.
21. 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.
22. 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.
23. Site plans shall include all overhead utility lines adjacent to the site.
24. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
25. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

26. 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.
27. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

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) 482-6543**. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

28. 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 ten (10) small lot homes.
 - b. Provide a minimum of two off-street parking spaces per dwelling unit, (Note: One space may be a compact space. Tandem parking is allowable.).
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. 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.
 - f. 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.
 - g. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, 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 parcel file.

- h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the parcel file.

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:

- (i) The project shall comply with the setbacks as indicated in the table below.

Setbacks				
Lot	Front	Side	Side	Rear
1	6' (N)	6' (W)	3" (E)	3" (S)
2	6' (N)	3" (W)	3" (E)	3" (S)
3	6' (N)	3" (W)	3" (E)	15' (S)
4	6' (N)	3" (W)	7' (E)	3" (S)
5	6' (E)	3" (N)	3" (S)	7' (W)
6	6' (E)	3" (N)	3" (S)	7' (W)
7	6' (E)	3" (N)	15' (S)	7' (W)
8	5' (W)	3" (N)	3" (S)	8' (E)
9	5' (W)	3" (N)	3" (S)	8' (E)
10	5' (W)	3" (N)	29' 3" (S)	8' (E)

Minor deviations to the approved setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies.

- (ii) Vehicular access will be via the Alley (south of Adams Boulevard) abutting the western edge of the site.

- i. 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.

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT CONDITIONS

SL-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 12.22-A, 10 and 11 and Section 17.05-0 of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. 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 and shall include the following features. 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 Municipal Code.
 - (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
 - (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct the necessary on-site mainline and house connection sewers to serve the tract as determined satisfactory 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.
 - 1. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and update street light; one (1) on Adams Boulevard.
- Notes:
- The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.
- Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, 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 Urban Forestry Division of the Bureau of Street Services.
- (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 2010.
- (i) Repair and/or replace any damaged, cracked section of the alley adjoining the subdivision and reconstruct the alley intersection at Adams Boulevard in a manner satisfactory to the City Engineer.

Notes: The Advisory Agency approval is the maximum number of units permitted under the parcel 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 Los Angeles Municipal Code (LAMC), 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 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 parcel 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)

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

Class 32 consists of projects characterized as in-fill development which meet the conditions described below:

- (a) *The project is consistent with the applicable General Plan Designation and all applicable General Plan Policies as well as with applicable Zoning Designation and Regulations.*

The project site is located within the South Los Angeles Community Plan with a Neighborhood Commercial land use designation corresponding to zones C1, C1.5, CR, C2, C4, R3, and RAS3. The subject property is zoned C2-1VL-O-CPIO. The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use 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 proposed development is wholly within the City of Los Angeles, on an approximately 0.324-acre site (i.e., less than five acres). The proposed development is substantially surrounded by urban uses. Properties across Adams Boulevard to the north are zoned C2-1VL-O-CPIO and are developed with multi-family residential buildings. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The adjacent properties to the east and south are zoned C2-1VL-O-CPIO and RD1.5-1-O-CPIO. These are developed with a variety of multi-family dwellings, ranging from one to two stories tall.

- (c) *The project sites have 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. The immediate vicinity is highly urbanized and is comprised of dense residential development with nearby commercial corridors. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

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

The site is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished). As the project proposes the construction of ten (10) small lots, it would be compatible with the surrounding neighborhood and would not result in significant effects relating to traffic, noise, air quality or water quality.

The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by Department of City Planning (DCP) staff. 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 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. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs will reduce any potential impacts to less than significant and will ensure the project will not have significant impacts on noise and water.

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

The project site will be adequately served by all required public utilities and services given that the proposed construction of ten (10) small lot homes will be located on a site currently zoned for such a use and density. The project is consistent with the type of development permitted for the areas zoned C2-1VL-O-CPIO and designated for Neighborhood Commercial land uses. Based on the facts herein, the project meets the

qualifications of the Class 32 Exemption.

The City has further considered whether the proposed project is subject to any of the five (5) exceptions that would prohibit the use of any of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. None of the exceptions apply for the following reasons:

- (a) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is consistent with the type of development permitted for the areas zoned C2-1VL-O-CPIO and designated for Neighborhood Commercial land uses. The project site is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed, to be demolished. Given the proposed project is for 10 dwelling units, that equates to a net increase of ten (10) dwelling units. No other subdivision has been developed within a 500-foot radius of the subject site within the last thirteen years.

As such, the addition of ten (10) small lot homes will not significantly impact the area. Therefore, no foreseeable cumulative impacts from small-lot developments are expected.

- (b) **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project consists of development typical to a residential neighborhood; no unusual circumstances are present or foreseeable. The site is zoned C2-1VL-O-CPIO. The property is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished), and is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial land uses. The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation.

Properties across Adams Boulevard to the north are zoned C2-1VL-O-CPIO and are developed with multi-family residential buildings. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The adjacent properties to the east and south are zoned C2-1VL-O-CPIO and RD1.5-1-O-CPIO. These are developed with a variety of multi-family dwellings, ranging from one to two stories tall. The site is not in a wildland area, and is not inhabited by endangered, rare, or threatened species. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

According to the Caltrans' Scenic Highway Routes Map, the subject site is not in a designated state scenic highway. 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. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 23 miles from the subject site.

Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway. Furthermore, the proposed project will not result in damage to scenic resources, including trees, historic buildings, rock outcroppings, or similar resources within an officially designated state scenic highway.

- (d) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The project site is not listed on EnviroStor, the Department of Toxic Substances Control's online database for hazardous waste facilities and sites in California. Building permit history for the project site does not indicate that the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site is not designated a historical resource by local or state agencies, and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. The proposed project would not cause an adverse change in the significance of a historical resources as defined in Section 15064.5 of the State CEQA Guidelines. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tract Map No. VTT-83081-SL-HCA, 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 site is zoned C2-1VL-O-CPIO. The property is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished) and is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial land uses. The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation. C2 zoned properties require at least 400 square feet of lot area per dwelling unit, and a maximum height of 45 feet. The subject parcels are approximately 14,142 square feet and is therefore permitted a maximum density of 35 dwelling units.

Subdivisions that do not share a property line with an R1 or more restrictive single-family zone are required to provide a minimum 5-foot side yard setback and a minimum 10 foot rear yard setback while complying with the provisions of the underlying zone for the front yard setback per Small Lot Ordinance No. 185,462. The project overall proposes 6' 1" foot front yards along the primary lot long facing West Adams Boulevard, a 6 foot side yard along the alley abutting the site to the west, a 7' 1" side yard along towards the east, and a 15 foot rear yard towards the south, thus complying with these provisions.

As proposed, the subject project is consistent with the Neighborhood Commercial land use designation. The subject site is currently developed with a single-story commercial storefront building, parking lot, and rear storage shed (proposed to be demolished). The small lot subdivision will meet the Goals and Objectives of the Community Plan by providing additional housing for the neighborhood and contributing to the revitalization of a prominent commercial and residential corridor.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan. The project will result in a total of ten dwelling units, all of which will be four-stories with a proposed maximum height of 45 feet, which is consistent with and does not exceed the density or height allowed by the zone. The project will also provide a minimum two parking spaces per small lot in accordance with LAMC Section 12.21.A.4.

Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

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

For the purposes of a subdivision, “design” and “improvement” is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such 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 Map Act expressly states that the “design and location of buildings are not part of the map review process” for subdivisions. Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The subject site is zoned C2-1VL-O-CPIO, which would permit a maximum of 35 dwelling units and a maximum height of 45 feet on the approximately 14,142 square-foot site. The proposed project for a 10-lot small lot subdivision for small lot homes with a maximum height of 45 feet to the top of the upper parapet, is consistent with the density and height permitted by the zone and land use designation. Access is provided via an alley abutting the northern side of the site through a shared driveway. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22.C.27.

In addition, LAMC Section 17.05.C enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and the General Plan. The design and layout of the parcel map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The Parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review, and their comments and conditions are included herein.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory with existing sewers in the streets adjoining the subdivision and will not result in violation of the California Water Code. The Bureau of

Sanitation reviewed the sewer/storm drain lines serving the proposed subdivision and found no potential problems to their structures or potential maintenance problems.

The Grading Division of the Department of Building and Safety has reviewed the subject Vesting Tentative Tract Map No. VTT-83081-SL located at 1840 & 1848 W. Adams Boulevard and it appears that geology/soils reports are not required prior to planning approval of the Tract Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Therefore, as conditioned, the proposed map is substantially consistent with the applicable General and Specific Plans affecting the project site, and demonstrates compliance with LAMC Sections 17.01, 17.05 C, and 12.22.C.27.

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

The site consists of two rectangular shaped lots totaling approximately 14,142 square feet in area. Zoned C2-1VL-O-CPIO, the project site has a frontage of 100 feet along the south side of Adams Boulevard and approximately 141 feet of frontage along the east side of an unnamed alley. It is located within the South Los Angeles Community Plan, which designates the site for Neighborhood Commercial uses. The existing topography is flat, with no change in elevation from the front of the property to the rear. Subdivisions that do not share a property line with an R1 or more restrictive single-family zone are required to provide a minimum 5-foot side yard setback and a minimum 5-foot rear yard setback when abutting an alley, while complying with the provisions of the underlying zone for the front yard setback per Small Lot Ordinance No. 185,462. The project overall proposes 6' 1" foot front yards along the primary lot long facing West Adams Boulevard, a 6-foot side yard along the alley abutting the site to the west, a 7' 1" side yard along towards the east, and a 15 foot rear yard towards the south, thus complying with these provisions.

The Parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The requirements of the 2020 City of Los Angeles Building Code have been satisfied. The property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a fault-rupture hazard zone. Therefore, the project site is physically suitable for the proposed type of development.

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

The development of this parcel is an infill of a multiple-family residential neighborhood, along a prominent commercial and residential corridor. Properties across Adams Boulevard to the north are zoned C2-1VL-O-CPIO and are developed with multi-family residential buildings. The property directly west and across an alley, also in the C2-1VL-O-CPIO zone, is developed with a church (Greater Page Temple Church of God in Christ). The adjacent properties to the east and south are zoned C2-1VL-O-CPIO and RD1.5-1-O-CPIO. These are developed with a variety of multi-family dwellings, ranging from one to two stories tall.

The proposed subdivision is for two (2) lots, totaling 14,142 square-feet into ten (10) lots for the construction, use and maintenance of ten (10) small lot single family homes. Lots 1 through 10 will have two (2) covered parking spaces per lot, which is consistent with the zone and land use designation. C2 zoned properties require at least 400 square feet of lot

area per dwelling unit, and a maximum height of 45 feet. The subject parcels are approximately 14,142 square feet and is therefore permitted a maximum density of 35 dwelling units.

The proposed density is less than the maximum density allowed by the zone and is consistent with the land use designation of the site. The proposed project for a 10-lot small lot subdivision for small lot homes with a maximum height of 45 feet to the top of the upper parapet. As proposed, the project is consistent with and does not exceed the 75 percent maximum lot coverage required by Small Lot Ordinance No. 185,462, or 45-foot height required by the zone. 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 parcel 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 subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family dwellings.

The Department of City Planning has determined that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development Projects), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2020-6490-CE). 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 appear 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. Easements will be recorded with the development for community driveways. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed parcel.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the parcel map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 83081-SL-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency

Sergio Ibarra,
Deputy Advisory Agency
VPB: SI: RFF

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, Suite
251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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.