

DEPARTMENT OF  
CITY PLANNING

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

AND

6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

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INFORMATION  
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Decision Date: October 3, 2014

Appeal Period Ends: October 14, 2014

PHL NoHo Cartwright, LLC (O/A)  
1048 Irvine Avenue, #421  
Newport Beach, CA 91660

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

RE: Vesting Tentative Tract Map No. 72782-SL  
Addresses: 5131 North Cartwright Avenue  
Related Case: None  
North Hollywood-Valley Village Planning  
Area  
Zone : RD1.5-1VL  
D. M. : 171B177  
C. D. : 2  
CEQA : ENV-2014-880-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 72782-SL, located at 5131 North Cartwright Avenue for a maximum of **eight (8) single-family lots** for the purposes of a Small Lot Subdivision as shown on the revised map August 25, 2014 in the North Hollywood-Valley Village Community Plan. This unit density is based on the RD1.5-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 5-foot wide strip of land be dedicated along Cartwright Avenue adjoining the tract to complete a 30-foot wide half right-of-way.
2. 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.
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. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. 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.
6. That any fee deficit under Work Order No. EXT00549 expediting this project be paid.

Note: Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

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

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated June 4, 2014, Log No. 83271-02 and attached to the case file for Tract No. 5473. (MM)

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

8. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.
- c. The Map does not comply with the minimum 15 ft. front yard setback for Lots 1 and 8 fronting (facing) along Cartwright Avenue as required for the RD1.5-1 Zone. Revise the Map to show compliance with the above requirement or obtain written approval from the Department of City Planning Advisory Agency to allow the reduced setbacks as indicated in the Setback Matrix.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, drainage, and back up space in the final map. Separate easement covenant shall be recorded with City Planning if the easement is not shown on the final map prior map recordation.

Notes: 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.

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.

Backup space for parking space with less than 26'-8" shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

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

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

#### **DEPARTMENT OF TRANSPORTATION**

- 9. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of DOT for approval prior to submittal of

building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.

- b. That a fee in the amount of \$197 be paid to DOT as required per Ordinance No. 180,542 and LAMC Section 19.15 prior to recordation of the final map. The applicant may be required to comply with any other applicable fees per this new ordinance.

Note: Please contact this section at (818) 374-4697 for any questions regarding the above.

## **FIRE DEPARTMENT**

- 10. 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. 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. (MM)
  - c. Site plans shall include all overhead utility lines adjacent to the site.
  - d. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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) 482-6507. You should advise any consultant representing you of this requirement as well.



**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

11. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction. The project site is located on the pedestrian and bus routes for students attending Toluca Lake Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. (323) 342-1400, and the principals or designees of Toluca Lake Elementary School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).
  - a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. (MM)
  - b. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school. (MM)
  - c. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours. (MM)
  - d. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus. (MM)

**DEPARTMENT OF WATER AND POWER**

12. The Department of Water and Power has issued a letter stating that the tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and requirements as follows:
  - a. Install one 2.5" x 4" DFH Fire Hydrant.
  - b. Pay appropriate Engineering and Administrative fees and/or charges for the Supplying materials and installing facilities.
  - c. Arrange for the Department to install fire hydrants, meters, and services.

- d. Water service to Lots 1 and 8 will be provided thru water meters to be located within the public street right-of-way of Cartwright Avenue. Water services for Lots 2 thru 7 will be provided thru water meters to be located within the public street right-of-way of Cartwright Avenue and subject to the following conditions: Provide a community area adjacent to Cartwright Avenue and community driveway. The area is to be recorded in conjunction with the recordation of this tract map.
- e. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lots where pressure exceed 80 psi at the building pad elevation.
- f. Existing water mains are located in or adjacent to this tract as follows: 6-inch main in Cartwright Avenue.
- g. New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code.

Note: Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1235.

#### **BUREAU OF STREET LIGHTING**

13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C or O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment.

Notes: The quality of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment section. 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.

#### **BUREAU OF SANITATION**

14. 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**

15. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12<sup>th</sup> Floor, Los Angeles, CA 90012, (213) 978-0856.

**DEPARTMENT OF RECREATION AND PARKS**

16. That the Quimby fee be based on the RD1.5 Zone. Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units. (MM)

**URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

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

All nine significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. (MM)

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

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

18. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 72776-SL shall not be issued until after the final map has been recorded.

- b. Limit the proposed development to a maximum of eight small lots (8 total dwellings).
- c. Provide a minimum of 2 covered off-street parking spaces per dwelling. (Note: One space may be a compact space. Tandem parking is allowable.)
- d. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
- e. Balconies shall be prohibited above the first floor on the two homes (Lot Nos. 1 and 8) facing Cartwright Street and the R1-1 Zoned properties across the street. Balconies shall be permitted facing the interior common driveway.
- f. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall (measured from the lowest grade) shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. (MM)
- g. Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent properties, the public right-of-way, nor from above.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- j. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program. (MM)
- k. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- I. 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.
19. Prior to issuance of a building permit, the project shall demonstrate compliance with the following Small Lot Design Guidelines:

### **SITE PLANNING**

#### **Relationship to the Street Guidelines**

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

#### **Site Layout and Circulation Guidelines**

- b. Residential structures located on Lot Nos. 1 and 8 shall be configured to front along street and contain primary entrances and windows that face the street.
- c. The site plan shall provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryway along Cartwright Avenue.
- d. All pedestrian and vehicular entries shall have distinctive design features, such as enhanced paving, to establish a visual and pedestrian connection to the public street and to provide a clear sense of arrival and path of travel within the development.
- e. The site plan shall provide distinguishable pedestrian access paths along all driveways to each individual entry.
- f. Trash and recycling facilities not located within a private garage shall be located within an enclosure and shall contain a trellis overhead with vegetation to screen from above and reduce odors.

#### **Parking and Driveway Guidelines**

- g. The project shall provide a distinguishable pedestrian access path along all driveways to each individual dwelling unit.
- h. Access driveways shall be designed to be no wider than LAMC required circulation and backup requirements and shall allow for landscaping and a pedestrian access path on-site.

- i. The minimum 20-foot width is required for the second and third stories, so as to restrict the movement of trucks or other large vehicles.

## **BUILDING PLANS**

### **Entry Guidelines**

- j. Individual residences shall incorporate transitions such as landscaping, paving material, porches, stoops, and canopies at each primary entrance and at the main pedestrian entrance to the development from the sidewalk.
- k. Homes that front Cartwright Avenue shall be designed to have their primary entryway facing and accessible from the street.
- l. All parking areas and walkways shall be illuminated using ornamental low-level, glare-free lighting to provide security for pedestrian paths and entrances. Lighting shall be directed away from surrounding residences and should avoid light spillage on to other uses.

### **Height and Massing**

- m. Provide articulation along the street frontage and visual breaks to diminish the scale and massing. Lot Nos. 1 and 8 shall have the second floor setback a minimum of 18-inches from the first floor and the third floor shall be step backed a minimum of 5 feet from the first floor, as shown in Exhibit "A", except without the front balconies as conditioned by this action.
- n. The project shall be appropriately designed and scaled to transition from the single-family to the east and south with step backs, variations in height and landscape screening elements.

### **Building Façade Guidelines**

- o. Building facades shall be articulated with varying entry enhancements, landscape screening elements, textures, colors, and materials along with distinctive architectural features to avoid blank or monotonous facades, and to break the façade up into distinct planes that are offset from the main building façade, consistent with the attached Exhibit "A", except were modified by this action.
- p. Overhead architectural features that provide shade and passive cooling shall be installed at all entrances and windows.
- q. Proposed balconies, which face the interior driveway only, shall be integrated into the building's design and shall be fully functional as private open space.

### Building Materials Guidelines

- r. Avoid the use of materials, such as exposed (untreated) steel, untreated wood, or plastic, that do not typically withstand weather and wear.

### SUSTAINABILITY

#### Sustainable Site Planning

- s. Permeable paving materials (such as porous asphalt, porous concrete, permeable concrete pavers, and/or a grid system filled with gravel or grass) shall be used where allowed by the Alternative Paving Material Ordinance No. 182431.
- t. Uniform, glare-free lighting, such as dark-sky compliant fixtures, shall be installed so as to avoid uneven light distribution, harsh shadows, and light spillage on to neighboring uses.

**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:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	North	East	South	West
1	10'	10' (front)*	5' (rear)	0
2	10' (front)	0	5' (rear)	0
3	10' (front)	0	5' (rear)	0
4	10' (front)	0	5' (rear)	6'
5	5' (rear)	0	10' (front)	6'
6	5' (rear)	0	10' (front)	0
7	5' (rear)	0	10' (front)	0
8	5' (rear)	10' (front)*	10'	0

\*After required dedication.

20. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
21. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action,



or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

#### **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

22. Prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 7, 10b, 11, 16, 17, 18e, 18i, 23 and 24 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction / maintenance) to ensure continued implementation of the above mentioned mitigation items.
23. 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:
  - MM-1. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
  - MM-2. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
  - MM-3. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
  - MM-4. 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.
  - MM-5. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

MM-6. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

MM-7. Utilities (Local Water Supplies - Landscaping). The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- a. Weather-based irrigation controller with rain shutoff
- b. Matched precipitation (flow) rates for sprinkler heads
- c. Drip/microspray/subsurface irrigation where appropriate
- d. Minimum irrigation system distribution uniformity of 75 percent
- e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- f. Use of landscape contouring to minimize precipitation runoff
- g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

MM-8. Utilities (Local Water Supplies - All New Construction).

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals(maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

MM-9. Utilities (Local Water Supplies - New Residential).

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

24. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

CM-1. Aesthetics (Signage on Construction Barriers)

- (a) The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.

- (b) The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours.
- CM-2. 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.
- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. 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.
- CM-6. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-7. Trucks having no current hauling activity shall not idle but be turned off.
- CM-8. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86). If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no

more than 3 days prior to the initiation of clearance/construction work.

- b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes.
- d. Construction personnel shall be instructed on the sensitivity of the area.
- e. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

CM-9. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

CM-10. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. The application of BMPs includes but is not limited to the following mitigation measures:

- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

- CM-11. (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- CM-12. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- CM-13. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-14. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-15. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-16. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-17. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-18. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

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

SF-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.

- a. All areas of the property not covered by buildings, driveways, or walkways shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover, in place of turf grass.
- b. Any existing natural features and topography shall be incorporated into an proposed landscaping, where appropriate.
- c. Any proposed trees shall be shade bearing and spaced between 15- to 20-feet apart from each other.
- d. Landscape plans shall organize plants into groupings in accordance to proposed water needs.
- e. Landscape plans shall incorporate shade trees and ornamental landscaping that define an edge and increases visual interest in the public and private realms of the development.
- f. Shrubs located immediately adjacent to the public sidewalk shall maintain a height of less than four (4) feet.
- g. Fences and shrubbery shall be less than 3 feet 6-inches tall in areas located adjacent to, or within five (5) feet of, the sidewalk and common public areas.



- h. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- i. Provide planting areas in private open spaces for residents to maintain.
- j. Landscape plans shall exhibit techniques that will be used to maintain privacy among all proposed dwelling units.
- k. Trees, shrubs, and vines shall be planted between property lines so as to screen building walls and enhance privacy.

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 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 Transportation 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 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. Construct new street lights: one (1) on Cartwright Avenue.
- (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 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 (213-485-5675) 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.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Cartwright Avenue adjoining the subdivision by the construction of the followings:
    - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
    - (2) Suitable surfacing to join the existing pavements and to complete a 20-foot half roadway.

- (3) Any necessary removal and reconstruction of existing improvements.
  - (4) The necessary transitions to join the existing improvements.
- b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

#### 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 density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05N.

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

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

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

#### FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2014-880-MND on July 23, 2014. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light);
- Air Quality (construction, operational);
- Biological Resources (tree removal);
- Geology and Soils (construction, seismic);
- Greenhouse Gas Emissions;

Hazards and Hazardous Materials;  
Noise (construction, operational);  
Public Services (fire protection, schools);  
Recreation (parks);  
Utilities (water, solid waste).

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2014-880-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 7, 10b, 11, 16, 17, 18e, 18i, 23 and 24 and SF-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 23.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

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

In connection with the approval of Vesting Tentative Tract Map No. 72782-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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The subject site is located in the North Hollywood-Valley Village Community Plan, which designates the subject property for Low Medium II Residential land uses with the corresponding zone of RD2 and RD1.5. The property is not located within a Specific Plan. The property contains approximately 12,150 square feet after the required dedications. The applicant is proposing to develop eight single-family homes on a site consisting of eight small lots, per the Small Lot Ordinance and the Subdivision Map Act.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The subject site is located in a C Flood Zone, an area of minimal flooding outside a Flood Status area.

The Community Plan, a part of the Land Use Element of the City's General Plan, states that the "preservation and enhancement of the positive characteristics of existing residential neighborhoods (should be maintained) while providing a variety of housing opportunities with compatible new housing".

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

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

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs (see Figure 4-1).

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

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

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

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan. The Small Lot Design Guidelines allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings. The Small Lot Design Guidelines



address a project's massing, height, circulation, and compatibility with adjacent properties by promoting design and development that complements the existing neighborhood character. The proposed project activates the site by providing modern architectural homes with well-articulated building facades, landscaping along the project's street frontages, and employ some variation of materials to break up the project's massing. The Small Lot Guidelines however do not supercede zoning regulations.

The Small Lot Design Guidelines provide opportunities to address a parcel's spatial challenges while simultaneously promoting good design and a development pattern that complements the existing surrounding neighborhood. The Guidelines focus on addressing a project's massing, height, layout, circulation, and overall compatibility with adjacent properties. The project's density, height, and massing is consistent with abutting multi-story developments to the west located at 1528-1538 Denny Avenue (as shown on the Conceptual Aerial Prospective in Exhibit "A") and with the existing RD1.5-1VL Zone. The prevailing front setback is consistent with those multiple-family lots (3-unit and 6-unit apartments) to the north located at 5143-5153 Cartwright Avenue.

The neighborhood generally along this block still consists of one and two-story structures. The proposed development is more consistent with multiple-story apartments and condominiums located on the blocks to the west in the same RD1.5-1VL Zone. There are a few parcels with more density than the R2 zone allows to the south of this project site. There is a two-story 12-unit apartment built in 1963 on a 10,226 square-foot lot located at 5053 Cartwright Avenue in the R2 and RD1.5 Zones. Located at 5037 Cartwright Avenue is a two-story 8-unit apartment on a 9,048 square-foot lot in the same dual zoning built in 1961. This is a transitional neighborhood with multiple-family zoning (RD1.5-1VL and R2-1VL) on the west side of Cartwright Avenue and single-family zoning (R1-1) on east side of the street.

Many of the neighboring residents along Cartwright Avenue are opposed to the proposed subdivision. The basis for the opposition is on the project being too dense (number of homes), and too tall in height. The RD1.5-1VL Zone however permits the 8 lots (or individual units if apartments or condominiums), and permits a height of up to 45 feet. The proposed height of the homes is 35 feet 6-inches, more than 9 feet less than the maximum height allowed. Inasmuch as the proposed 8-lots and height of the structures comply with the existing zoning provisions, the Advisory Agency cannot arbitrarily reduce the density and height when there is no such discretion before the decision maker. A property owner, whether a homeowner or developer, have certain expectations for rights to develop a property as long as it complies with the zoning regulations. There is no discretionary request before the Advisory Agency or the Planning Department to increase the density or the height for the proposed subdivision beyond what the zoning allows.



The proposed small lot project will meet the intent of the aforementioned Community Plan's Goals and Objectives and will provide new home ownership opportunities for the Community Plan area in the form of single-family dwellings as part of an infill development. As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the North Hollywood-Valley Village Community Plan and are not subject to any geographic Specific Plan requirements. Cartwright Avenue is a Local Street dedicated to a 55-foot width and unimproved at the project's 90-foot street frontage. The 5-foot dedication will include the improvement of curb, gutter, sidewalk and landscaped parkway. For the purposes of approving a small lot subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Staff received recommendations from the Bureau of Engineering for the construction of the necessary on-site mainline sewers and from the Bureau of Street Lighting, which is requiring that one light be constructed as part of the project. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

The Subdivision Map Act requires that the proposed map be consistent with the General Plan. The Small Lot Design Guidelines, which are in conformance with the City's General Plan Framework – Chapter 5, Urban Form and Neighborhood Design, allow the Advisory Agency to implement provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings. As conditioned, the project complies with the intent of the Small Lot Design Guidelines.

**Site Planning.** The development has one frontage with two dwelling facing Cartwright Avenue. The Deputy Advisory Agency has prohibited balconies on the two front homes in order to protect and maintain the privacy of the single family homes along Cartwright Street to east. The shown sliding glass doors on the second floor and doors on the third floor of Lot Nos. 1 and 8 shall be change to windows. The remaining units are oriented toward the private drive that runs along the middle portion of all lots. The pavers along the edge of the common driveway establish a visual and pedestrian connection with each of the dwellings frontage.

All of the dwellings have two enclosed parking spaces with most vehicular access occurring along a common driveway with egress and ingress from Cartwright Avenue. Landscaping and pedestrian paths break up the appearance of the two

garages and create identifiable pedestrian paths from the development to the public street. The proposed project will provide 16 parking spaces in conformance with the LAMC parking requirements for single-family dwellings.

**Building.** The project's height, massing, and setbacks are consistent with abutting multi-story development behind the property along Denny Avenue in the same zone. The architectural character of the homes are modern and modular, different from the current ranch and Spanish style architecture of the surrounding properties. There are no specific plans or design overlay plans in the neighborhood restricting development to a certain architectural style. All of the dwellings will feature open living spaces and all having a useable balcony facing the interior driveway, configured away from adjacent single-family and multiple-family dwellings. There will be no decks or recreational space on the roof top.

**Landscaping and Sustainability.** The project's design is in substantial conformance with the Small Lot Design Guidelines in that the project will activate the street frontages through landscaping, pedestrian walkways, and by using low-intensity safety and way finding lighting while maintaining compatibility with the existing neighborhood. The applicant stated at the initial public hearing on July 22, 2014, that all efforts would be made to move and maintain the two existing palms trees on-site within the proposed 10-foot front yard setback along Cartwright Avenue.

As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site, which is underutilized and consisting of 12,150 net square feet of land after dedication, is currently improved with one-story single-family home and detached garage located at the rear of the property which will be demolished as part of the implementation of the proposed project. It is one of several under-improved properties in the vicinity of the transitioning neighborhood. The proposed project is considered an infill development in a neighborhood that has a mix of commercial, multi- and single-family uses and is consistent with the density and height district of the RD1.5-1VL Zone. The site is also located in a liquefaction zone. The site is not in a landslide area, a tsunami-inundation zone, flood-prone area, or a High Wind Velocity Area. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes minimal flooding.

The Environmental Review conducted by the Department of City Planning, as indicated in Case No. ENV-2014-880-MND (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area is consistent with existing development and urban character of the larger surrounding

community including streets located to the east in the same zone. The physical implementation of the project would not cause substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via implementation of the required mitigation measures as identified under the Conditions of Approval for this project.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety and has been conditionally approved as reported in "Soils Report Approval Letter" dated June 4, 2014.

The site plan and elevations (Exhibit "A") of the proposed development show articulated building facades. No fencing the front yards along the common access driveway enhances the development and better coincides with the surrounding neighborhood. The site will provide a prevailing setback along the street edge which makes the site design is physically suitable for the proposed project. The enhancements made to the north and south elevations facing better articulate the building massing. However, more step-backs should be incorporated to be more consistent with the surrounding transitioning multiple-family and single-family neighborhoods and in conformance with the Small Lot Design Guidelines effective February 2014.

There is a grouped sanitation area for trash and recyclables located at the edge of far the common access driveway. This will be in substitute for individual bins located in each garage. Yard waste will be removed by the landscaper paid for through the homeowner association. The individual meters are to be located on the front porches and hidden behind a panel. This will allow easy assessable for utilities workers, yet provide is ascetically pleasing since they will be hidden. The AC/Heating units will be located within the rear yards (north and south) for access as well. There will be no roof access and no rooftop gardens. Water heaters are tankless and are to be located in the garage to save space. Each garage will be required to provide bicycle parking in accordance with our current Bicycle Ordinance. Small lots are sold as fee-simple and therefore the new residences will own the dwelling and the lot to the center of the common access driveway. Maintenance agreements are necessary for upkeep of the shared areas and trash, but in all other areas these are single-family homes.

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

Adjacent land uses consist of a one and two-story three-unit apartment in the RD1.5-1VL Zone on the north, across Cartwright Avenue are three one-story single-family homes in the R1-1 Zone to the east, on the south is a one-story single-family home in the R2-1VL Zone, and on the west is a three-story 18-unit apartment building fronting Denny Avenue in the RD1.5-1VL Zone with surface parking along the south and west property line.

The project proposes the development of eight single-family small lot dwellings, designed as row housing, consistent with the density of the RD1.5 Zone. The current zoning permits one unit for every 1,500 square feet of land. This would permit an 8-unit apartment or condominium a maximum of 45 feet is height, with a 15-foot and rear yard setbacks. Side yard setback would be 5-foot for a two-story development and 6-foot for a three-story development. The plan show the first and second floor setback 5 feet and third floor stepped back an additional two feet with an overall height of 36 feet 6 inches. The Small Lot provisions require a minimum setback of 5 feet when adjacent to a development which is not part of the project's subdivision. The Deputy Advisory Agency can permit up to that 5 foot setback per LAMC Section 12.22-C.27. However, there is consideration given for prevailing setback along the street edge for the front yard setback and yards based on the development of the adjacent lots, zoning and land use designation. The applicant is permitted to construct eight residential condominiums or apartment units' by-right per this zone.

The proposed project will provide a transitional development between the duplex to the north, apartments to the west, and single-family homes to the east across Cartwright Avenue and south. The site is currently developed with a single-story home. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with LAMC Section 12.22-C.27. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. The Department of Fish and Wildlife has recommended that mitigation measure regarding nesting native birds be conditioned with the approval of the tract. On July 23, 2014, the City Planning Department issued Mitigated Negative Declaration No. ENV-2014-880-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level.

As Low Impact Development (LID) ordinance was passed in 2011 amending LAMC Section 64.70 (the City's stormwater ordinance) and expanding on the City's existing Standard Urban Stormwater Mitigation Plan (SUSMP) requirement, the previous SUSMP mitigation measures were removed from this approval. Each lot will be designed to capture as much rain water as possible. Areas of capture could include in setback area and along the common access driveway.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements will be subject to numerous provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Uniform Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, construction management).

The project would not be placed over a hazardous materials site, flood hazard area, or be located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The type of use proposed (residential land use) is consistent with surrounding land uses and would therefore result in a development cohesive to adjacent and nearby properties.

The Department of Transportation requires the submittal of a parking and driveway plan to ensure safe egress and ingress of the project site and to ensure conformance with transportation safety design policies. Parking stalls will be designed so that a vehicle cannot back into or out of any public street or sidewalk. The Bureau of Engineering has reported that the proposed subdivision will be connected to the public sewer system and therefore would not violate the California Water Code; the Bureau of Engineering has recommended approval of the proposed subdivision.

Additionally, an environment assessment consistent with the requirements of the California Environmental Quality Act (CEQA) was prepared for the proposed subdivision, which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the proposed subdivision. Findings pertaining to the environmental clearance have been made consistent with the CEQA statute.

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

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED 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. There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, or any officially recognized public recreation area. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. 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 WILL 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 tentative map was filed.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 72782-SL.

MICHAEL J. LOGRANDE  
Advisory Agency



JIM TOKUNAGA  
Deputy Advisory Agency

JT:SH:jjq

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 South Valley Area

Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213 482-7077

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

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

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

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