

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: August 14, 2014

Appeal Period Ends: August 24, 2014

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Manhattan Beach, CA 90266

Steve Nazemi (R)(E)
DHS & Associates Inc
275 Centennial Way #205
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RE: Vesting Tentative Tract Map No. 72685-SL
Related Case(s): ZA-2014-575(ZV)(ZAA)
Address(s): 1213-1215 S. Dunsmuir Ave
Community Plan: Wilshire
Zone : R3-1-O
D. M. : 129B181
C. D. : 10
CEQA : ENV-2014-574-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. 72685-SL, located at 1213-1215 South Dunsmuir Avenue for a maximum of **six (6) single-family lots** for the purposes of a Small Lot Subdivision as shown on map stamped February 14, 2014 in the Wilshire Community Plan. This unit density is based on the R3-1-O. (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 if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That any fee deficit under Work Order No. EXT00545 expediting this project be paid.

Note: Any questions regarding this report should be directed to 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

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of ZA case ZA-2014-575-ZV-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - c. 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.

- d. Provide and maintain a minimum 15 ft. common access strip clear to the sky (no projection into the 15 ft. common access strip) for frontage and/or vehicular access purposes all the way to the public street.
- e. The Map does not comply with the minimum 15 ft. front yard setback for Lot 1 fronting (facing) along the public street as required for the R3-1-O 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.
- f. 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 satisfaction 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

8. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space is required between any security gate/first parking stall and the property line or to the satisfaction of DOT.

- b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

Note: Please contact this section at (213) 482-7024 for any question regarding the above.

FIRE DEPARTMENT

9. That prior to the recordation of a final map or the approval of a building permit, the applicant shall submit plot plans for Fire Department approval, and the following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans:
 - a. 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.
 - b. Site plans shall include all overhead utility lines adjacent to the site.
 - c. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING

11. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

12. 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

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

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby fee be based on the R3-1-O Zone. (MM)

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. Prior to the issuance of a grading permit, a plot plan 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 shall be submitted for approval by the Department of City Planning. (MM)

All 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, and to the satisfaction of the Advisory Agency. 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

- 16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Prior to issuance of a certificate of occupancy, the final map shall be recorded.
 - b. Limit the proposed development to a maximum of six (6) lots.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. The park lot shall provide 12 parking spaces.
 - d. Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

Lot No.	Setbacks			
	Front	Rear	Side 1	Side 2
1	11' (E)	0' (W)	5' (N)	15' (S)
2	5' (N)	15' (S)	0' (E)	0' (W)
3	5' (N)	15' (S)	0' (E)	0' (W)
4	5' (N)	15' (S)	0' (E)	0' (W)
5	5' (N)	15' (S)	0' (E)	0' (W)
6	5' (N)	15' (S)	0' (E)	5' (W)

- e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall from the lowest grade shall be constructed adjacent to neighboring residences and between standard single-family lots and the small lot portion of this subdivision, if no such wall already exists, except in required front yard. (MM)
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. 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.

- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
 - i. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - j. 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.
 - k. 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.
17. The project shall conform substantially with the intent of the Small Lot Design Guidelines, as shown on Exhibit "A" of Case No. VTT-72685-SL, with the following:

Site Planning

Relationship to the Street Guidelines

- a. Lot 1 shall maintain an 11-foot prevailing front yard setback along Dunsmuir Avenue.

Site Layout and Circulation Guidelines

- b. The dwelling unit located on Lot 1 shall be oriented with the primary entrance towards Dunsmuir Avenue. The primary entrance to the dwelling units on Lots 2 through 6 shall be oriented towards the north property line.
- c. Lot 1 shall provide a pedestrian walkway directly from the sidewalk along Dunsmuir Avenue to the front entrance of the dwelling.
- d. There shall be a 5-foot pedestrian walkway along the north property line that will lead to the primary entrances of the dwelling units on Lots 2 through 6. This walkway shall be separated from the pedestrian walkway provided for Lot 1 by a landscape buffer in substantial conformance with Exhibit "A."

- e. Vehicular garage entries shall be oriented to face the common access driveway located along the south property line, and shall be in substantial conformance with Exhibit "A."
- f. The common access driveway used for driveway access shall consist of enhanced paving such as, but not limited to, interlocking pavers, colored or stained concrete.
- g. Lighting provided within the pedestrian walkways and driveway areas shall be ornamental low-level lighting. Lighting shall be directed away from surrounding residences.

Building

- h. The height of the buildings, including any roof railings, shall be limited to 39-feet and 6-inches measured from finished grade, and in substantial conformance with Exhibit "A".
- i. The dwelling unit on Lot 6 shall maintain a minimum 8 foot 6 inch setback from the west property line for any level above the Mezzanine Level (Level 3), as shown on Exhibit "A". There shall be no exterior access from the level above the Mezzanine to the roof of the Mezzanine Level facing the west property line.
- j. The roof decks shall provide permanent landscape planters around the perimeter of the deck, except where that portion of the roof will be used for permitted mechanical equipment, and shall be in substantial conformance with Exhibit "A."
- k. Any fence or guard rail around the roof deck should be of glass, wrought iron, or a similar see-through design.
- l. Building facades shall be in substantial conformance with Exhibit "A".
- m. The garage level of each dwelling unit shall be semi subterranean.
- n. The pedestrian entries to all dwellings shall have a recessed entry porch oriented to the front yard. Entryways shall provide an architectural feature, such as but not limited to, awning, ornamental low-level lighting, or stoop to establish a clearly identifiable entryway.
- o. Trash and recycling facilities shall be centrally located and not within the 5-foot pedestrian walkway along the north property line or area designated as the common access driveway.
- p. Locate transformers, utility meters and HVAC equipment where they are not visible from the public right of way.

Landscape

- q. All open areas which are not utilized for driveway access or pedestrian walkways shall be landscaped. Landscaping shall be in compliance with conditions 15, 22.MM-13, and SF-2. Landscape plans shall be consistent with Exhibit "A".
 - r. Landscape plans shall include planting information for the landscape planters for the roof decks.
18. 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.
19. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees 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

20. That 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. 6, 14, 15, 16.e, 16.h, 21, and 22 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, postconstruction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.
21. 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. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- MM-5. 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-6. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-7. 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-8. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-9. 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-10. 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-11. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-12. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that incorporates design features that reduce accidents and provides code-required emergency access.
- MM-13. 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-14. 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-15. 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.

MM-16. 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.

22. **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. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2. 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-3. 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-4. (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-5. (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-6. Stormwater Pollution (Demolition, Grading, and Construction Activities):
- a. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
 - b. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
 - c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
 - d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-7. 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-8. 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-9. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-12. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- CM-13. 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-14. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
- CM-15. 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:
- a. 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.
 - b. 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.

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 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 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) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
 - (d) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (e) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of

the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.

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-2014-574-MND on May 18, 2013. The Planning Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light);
- Geology and Soils (construction, seismic);
- Greenhouse Gas Emissions (operational)
- Hazards and Hazardous Materials (asbestos, lead paint);
- Hydrology and Water Quality (construction)
- Noise (construction);
- Public Services (fire, police, schools);
- Recreation (parks);
- Transportation/Circulation (emergency access); and

Utilities (water supply, solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2014-574-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. 6, 14, 15, 16.e, 16.h, 21, and 22 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, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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. 21.

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, California 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 72685-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 adopted Wilshire Community Plan designates site for Medium Residential land use, corresponding to the R3 Zone. The property contains approximately 0.18 net acres and is presently zoned R3-1-O. The proposed development of six lots is allowable under the land use designation and existing zone.

The project will provide needed new home ownership opportunities within the Wilshire Community Plan area. The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

"Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan to the year 2010."

"Promote greater individual choice in type, quality, price and location of housing."

The project will meet the intent of the aforementioned Community Plan language and will provide new home ownership opportunities for the Wilshire Community Plan area in the form of small lot single-family dwellings rather than residential condominiums. The proposed project will provide six additional dwelling units, helping to increase the supply and variety of housing available within the Plan area. The proposed density and height are permitted by the site's Medium Residential land use designation and the existing R3-1-O zoning. By substantially complying with the Small Lot Design Guidelines, the project will protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design. Because the project is located near San Vicente Boulevard, which is served by Metro Bus Lines 30 and 330, it will locate higher residential densities near public transit, help reduce vehicular trips, and be accessible to services and facilities. Finally, because the existing duplex on the site is currently unoccupied, the project will not displace any residents.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the subject site is located in Zone C, areas of minimal flooding. Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project is located within the Wilshire Community Plan and is not located within a specific plan. Dunsmuir Avenue, which is designated as a local street, is dedicated to a 60-foot width and is improved with curb, gutter, sidewalk, landscape parkway, and street lights. The Bureau of Engineering is not requiring any additional dedication or street improvements adjoining the tract, but does require the applicant to construct the necessary on-site mainline sewers satisfactory to the City Engineer. As conditioned, the subdivision will require approval of the driveway and circulation plan by the Department of Transportation prior to the recordation of the final map.

The Subdivision Map Act requires that the proposed map also 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 the purposes, intent, and provisions of the General Plan and its various elements, and effectively provide the Advisory Agency with the tools to make the consistency findings with the General Plan for the purposes of approving a small lot subdivision. In addition, the Small Lot Design Guidelines provide the Department with opportunities to address the spatial challenges of small lot projects while simultaneously promoting good design and a development pattern that complements the existing 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 are less than the maximum permitted by the existing R3-1-O Zone, and additional conditions are imposed herein to ensure that the project will be compatible with the surrounding development, which is a mix of apartments and some single-family dwellings. The project has been revised to lessen the impacts on the surrounding neighbors by lowering the overall height of each of the dwellings, setting back a portion of the rear single family dwelling above the mezzanine level, providing permanent landscape buffer around the proposed roof decks, and changes to the façade of the single family dwelling facing Dunsmuir Avenue to ensure an attractive project that will benefit the neighborhood. Pedestrian walkways will provide pedestrian access to all units from Dunsmuir Avenue.

As conditioned, the project's design is in substantial conformance with the Small Lot Design Guidelines in that the project will activate the street frontage through landscaping, entry treatments and pedestrian walkways, while maintaining compatibility with the surrounding neighborhood. The front dwelling unit fronting on Dunsmuir Avenue is conditioned to have a direct pedestrian walkway from and a front entry oriented to the street, and to have the unit architecturally oriented to the street through windows, balcony and other architectural features.

The subdivision will provide six dwelling units and twelve parking spaces at a density that conforms to the Medium Residential land use designation of the Wilshire Community Plan. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently developed with an existing one-story vacant duplex. It is under-improved compared to the density of many other properties in the general vicinity. The development of this tract is an infill of an otherwise mixed-density neighborhood.

The site features a moderate upslope from east to west, but is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The project proposes to grade the site, including exporting approximately 100 cubic yards of dirt and the removal of one non-protected tree.

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

The surrounding development consists of a mix of multiple and some single-family residential uses. Adjoining properties to the north are zoned R3-1-O and

developed with two-story apartment buildings of six to eight units. Adjoining properties to the south are zoned R3-1-O and developed with apartment buildings, mostly two-story in height and varying from three to eight units. Properties to the east of Dunsmuir Avenue are zoned R3-1-O and developed with a mix of single- and multi-family residential uses in one- and two-story structures. Adjoining properties to the west are zoned R2-1-O and developed a mix of single- and multi-family residential uses in one- and two-story structures fronting on Burnside Avenue to the west.

The proposed project involves the subdivision of a 7,927 square-foot site to create six small lots for single-family dwelling purposes, and the construction, use and maintenance of six single-family dwellings. Each building will be four stories, with a height of 39 feet and 6 inches including roof railings (overall height of 45 feet including roof structures) with 12 on-site parking spaces. The R3 Zone would permit a maximum of 9 dwelling units and Height District 1 would permit a maximum height of 45 feet. The new dwellings will each have two on-site parking spaces in an enclosed garage on the lowest level of the dwelling, accessed via a proposed shared driveway providing access from Dunsmuir Avenue.

The proposed project is compatible with the general density of many of the surrounding properties, and the proposed density complies with the site's zoning and General Plan land use designation. The small lots will provide for sale lots including three bedroom homes with attached garages, an alternative to standard multi-family residences. The density is slightly less than that permitted by the land use designation and proposed zone. 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 either fish or wildlife. On May 28, 2014, the City Planning Department issued a Mitigated Negative Declaration No. ENV-2014-574-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.

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

There are potential public health problems caused by the improvement of the proposed subdivision. However, all are being mitigated through the environmental document and further measures were added within the Conditions of Approval, which need to be satisfied prior to completion of the project.

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 Department of Water and Power (LADWP) has stated that the tract can be supplied with water from the municipal system subject to conditioned requirements.

- (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. Easement will be recorded with the development for community driveways. 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 revised tentative and final maps for Vesting Tentative Tract Map No. 72685-SL.

Michael J. Lo Grande
Advisory Agency



JAE H. KIM
Deputy Advisory Agency

JHK:JP:MS: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 City 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., 4th 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 Public Counter staff at (213) 482-7077 and (818) 374-5050.