

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

CITY PLANNING COMMISSION

RENEE DAKE WILSON
PRESIDENT
DANA M. PERLMAN
VICE-PRESIDENT

ROBERT L. AHN
DAVID H. J. AMBROZ
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: July 10, 2014

Appeal Period Ends: July 25, 2014

Sassan Ohebsion (O)(A)
10366 Wilshire Boulevard, Unit 301
Los Angeles, CA 90024

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

RE: Parcel Map No.: AA-2014-0837-PMLA
Related Case: N/A
Address: 12303-12307 West Gorham
Avenue
Community Plan: Brentwood-Pacific
Palisades
Zone: R2-1
Council District: 11
CEQA No.: ENV-2014-0838-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.53, the Advisory Agency approved Parcel Map No. AA-2014-0837-PMLA, located at 12303-12307 West Gorham Avenue for **four new residential condominium units on two lots** as shown on map stamp-dated March 12, 2014 in the Brentwood-Pacific Palisades Community Plan. (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 at (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 five-foot wide sidewalk easement be provided along Amherst Avenue adjoining the subdivision, including a 15-foot radius property line easement return at that intersection with Gorham Avenue.
2. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the subdivision to complete a 10-foot half alley dedication.
3. That any fee deficit under Work Order EXP00097 expediting this project be paid.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Gorham Avenue adjoining the subdivision by reconstruction of the existing concrete sidewalk to complete a six-foot concrete sidewalk to the property line; construct an integral concrete curb and gutter; planting trees with root barriers and landscaping of the parkway, including any necessary tree trimming and removal and reconstruction of the existing improvements.
 - b. Construct concrete curb ramp at the westerly corner of the intersection of Gorham Avenue and Amherst Avenue as required by the "Americans with Disabilities Act."
 - c. Improve Amherst Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - i. A concrete curb, a concrete gutter, and a five-foot wide concrete sidewalk adjacent to the property line, planting trees with root barriers and landscaping of the parkway area.
 - ii. Suitable surfacing to join the existing pavement and to complete a 20-foot wide half roadway.
 - iii. Any necessary removal and reconstruction of the existing improvements.
 - iv. The necessary transitions to join the existing improvements.
 - d. Improve the alley being dedicated and adjoining the subdivision by the construction of a two-foot longitudinal concrete gutter and suitable surfacing to complete a 17.5-foot alley, together with any necessary removal and reconstruction of the existing improvements.
 - e. Construct the necessary house connections to serve the subdivision, or evaluate the efficiency of the existing house connections on Gorham Avenue.

Note: Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

6. 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 finalized demolition permits to show completion of the demolition work.
 - b. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Setbacks shall be based on the proposed use the structure. Plan check will be required before any construction, occupancy or change of use. Please contact John Pourhassan at (213) 482-0087 for any questions.

DEPARTMENT OF TRANSPORTATION

7. Prior to the recordation of the final map satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of a 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. The project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. 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. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1" = 40' to DOT's West

LA/Coastal Development Review Section located at 7166 W. Manchester Avenue, Los Angeles, 90045.

Note: Please contact this section at (213) 482-7024 (818) 374-4697 for any questions.

FIRE DEPARTMENT

8. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building, but in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street, or Fire Lane. This stairwell shall extend onto the roof.
 - c. Entrance to the main lobby shall be located off the address side of the building.
 - d. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - e. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - g. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - h. The width of private roadways for general access us and fire lanes shall not be less than 20 feet and fire lanes must be clear to the sky.
 - i. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square-foot.
 - j. Submit plot plans indicating access road and turning area for Fire Department approval.

- k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- l. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- m. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- n. 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.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of three 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) 482-6502. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 9. 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

10. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, 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. In addition, the applicant shall comply with the following:
 - a. Construct new street lights – one (1) on Amherst Avenue and one (1) on Gorham Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, 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

11. 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

12. 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

13. That the Quimby fee be based on the R2-1 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

Replacement by a minimum of one 24-inch box tree in the parkway and on the site for each non-protected tree to be removed for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

15. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of four (4) dwelling units.
 - b. Provide a minimum of 10 covered off-street parking spaces.
 - c. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences and the east and industrial zone property to the north, if no such wall already exists, except in a required front yard.
 - d. 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.
 - e. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - f. 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.

16. 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.
17. **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.

Note to City Zoning Engineer and Plan Check – as part of the Parcel Map, the Deputy Advisory Agency has approved, pursuant to Section 17.53.J, clarifications to permit a 10-foot passageway between two buildings, in lieu of the otherwise required 20-feet; reduced side yards of zero feet, in lieu of the required five feet along the basement level only; and a lot-width of 40 feet in lieu of the otherwise required 50 feet.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

18. The Department of City Planning, on March 12, 2014, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt (ENV-2014-0838-CE) under Article III, Section 1, Class 15. The subject division of property takes place in an urbanized area zoned for residential use and is for the subdivision of fewer than four parcels.

The subdivision is in conformance with the General Plan and zoning, no variance or exception are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent. As such, a Categorical Exemption has been issued for the proposed project.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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.

- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

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 one-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 one-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 one-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 percent.
 - (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 streets, 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. Construct new street lights – one (1) on Amherst Avenue and one (1) on Gorham 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) Any necessary removal and reconstruction of existing improvements.

- (j) The necessary transitions to join the existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

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 17.05-N.

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, on March 12, 2014, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt (ENV-2014-0838-CE) under Article III, Section 1, Class 15. The subject division of property takes place in an urbanized area zoned for residential use and is for the subdivision of fewer than four parcels. The subdivision is in conformance with the General Plan and zoning, no variance or exception are required, all services and access to the proposed parcels to local standards are available, the parcel was not involve in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent. As such, a Categorical Exemption has been issued for the proposed project.

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 this project is not located in a hazardous flood area.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2014-0837-PMLA 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 Brentwood-Pacific Palisades Plan designates the subject property for Low Medium I Residential land uses corresponding to the R2, RD3, RD4, RZ, RZ4, RU, and RW1 Zones. The property is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The property contains approximately 0.34 net acres (14,750 net square feet) and is zoned R2-1. In addition, 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 property is located in Zone C, areas of minimal flooding.

The applicant is proposing create two lots through the subdivision process in conjunction with the development of four condominium units – two on each lot. Four units are permitted by-right through the under current zoning. Therefore, the proposed project is allowable under the current adopted zone and the land use designation.

The Brentwood-Pacific Palisades Community Plan, a part of the Land Use Element of the City's General Plan, states the following Goals, Objectives and Policies relevant to the current project:

- Goal 1: *A safe, secure and high quality residential environment for all economic, age and ethnic segments of the Community.*
- Objective 1-1: *To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.*
- Objective 1-2: *To locate new housing in a manner which reduces trips and makes it accessible to services and facilities.*
- Policy 1-2.3: *Establish transitional zones between low and high density residential areas.*
- Policy 1-2.4: *Residential densities shall not be increased beyond those permitted in the Community Plan unless the necessary infrastructure and transportation systems are available to accommodate the increase.*

Objective 1-5: *To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.*

Policy 1-5.1: *Promote greater individual choice in type, quality, price and location of housing.*

The proposed infill condominium development meets the intent of the aforementioned Community Plan's Goals, Objectives, and Policies and will provide new home ownership opportunities for the Brentwood-Pacific Palisades Community Plan area in the form of single-family condominium dwellings. Therefore, as conditioned, the proposed parcel 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.

Gorham Avenue is a Local Street dedicated to a width of 80 feet at the project's southerly street frontage. Amherst Avenue is a Local Street dedicated to a width of 50 feet at the project's easterly frontage. The alley, abutting the subject property to the north, is dedicated to a width of 20 feet. The Bureau of Engineering is requiring that a five-foot wide sidewalk easement be provided along Amherst Avenue adjoining the subdivision, including a 15-foot radius property line easement return at that intersection with Gorham Avenue, and that a 2.5-foot wide strip of land be dedicated along the alley adjoining the subdivision to complete a 10-foot half alley dedication, which will include the construction of a concrete curb ramp at the westerly corner of the intersection of Gorham Avenue and Amherst Avenue, as required by the "Americans with Disabilities Act." In addition, the applicant will improve the alley being dedicated and adjoining the subdivision by the construction of a two-foot longitudinal concrete gutter and suitable surfacing to complete a 17.5-foot alley, together with any necessary removal and reconstruction of the existing improvements, and a concrete curb, a concrete gutter, and a five-foot wide concrete sidewalk adjacent to the property line, planting trees with root barriers and landscaping of the parkway area.

The subject property satisfies the majority of guidelines within the Residential Citywide Design Guidelines for multi-family residential projects including site planning, building orientation to both street and the corner, entrance locations to the sidewalk, articulation within building façade at each level, variation of building materials and product type, and by creating pedestrian connections within the project and surrounding neighborhood. In addition, the proposed development includes six courtyards for private open. 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 one of several underutilized parcels in the area, currently developed with one single-family dwelling on two lots. The development of this Parcel Map is an infill of an otherwise mixed-density neighborhood that transitions from single-story single-family homes to the south to multi-family apartment and condominium buildings to the north, east, and west of the subject property. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. Therefore the site is physically suitable for the proposed type of development.

Properties to the north, across the alley, are zoned R3-1 and are developed with one- to five-story apartment and condominium buildings and duplexes. Properties to the east, across Amherst Avenue, are zoned R2-1 and R3-1 and are developed with one- and two-story single- and multi-family dwellings. Properties to the south, across Gorham Avenue, are zoned R1-1 and are developed with one- and two-story single-family dwellings. The property to the west, abutting the subject site, is zoned R2-1 and is developed with a one-story single-family dwelling.

The project site is located within the Santa Monica Fault, a Type B fault. The site is not in a Methane Zone, Landslide or Liquefaction area, 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 areas of minimal flooding. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site is comprised of approximately 14,750 net square feet, after dedications. Four dwelling units are permitted by-right on the property under current zoning. The development of four condominium units, on two parcels, is consistent with the zoning and with the Los Angeles Municipal Code.

Adjacent land uses include single- and multi-family dwellings including, 14- and 30-unit condominiums to the north, in the R3-1 and R2-1 Zones, and higher-density apartment complexes to the east, ranging from six to 20 units within the R3-1 Zone, with single-family homes to the west, in the R1-1 Zone. Properties to the east are developed with single- and multi-family dwellings, including several condominium developments, in the R2-1 and R1-1 Zones. The proposed project would provide an appropriate transitional development between the higher density multi-family uses to the north and the lower-density single-family uses to the south, across Gorham Avenue. The site is currently developed with a single-family home and detached garage.

The construction of the proposed residential condominiums in close proximity to existing housing, services, and transit (Big Blue Bus Line located two blocks north of the project site) will be consistent with several goals and policies of the Framework Element. For instance, the project will further the Framework Element's goal of targeting higher-density growth in the area by accommodating the land use patterns observed and already occurring in the surrounding neighborhood within the same block face along Gorham Avenue in the same zone. Many of these properties are currently improved with multi-family dwellings, including condominiums. In addition, the proposed project will comply with all LAMC requirements for parking and open space. As conditioned the proposed parcel 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 larger wildlife. The parcel map states that there are no protected trees on the site. However as all tree on-site and one street trees are scheduled for removal, birds may be nesting in the existing trees. The 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).

On March 12, 2014, the City Planning Department issued a Categorical Exemption, No. ENV-2014-0837-CE, which states that the project has been determined not to have a significant effect on the environment and shall, therefore, be exempt from the provisions CEQA. This Categorical Exemption reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION 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. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

- (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 preliminary and final maps for Parcel Map No.AA-2014-0837-PMLA.

Michael J. LoGrande
Advisory Agency



JAE H. KIM
Deputy Advisory Agency

JK:HB:jq

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 Los Angeles 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 www.lacity.org/pln.

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 the Development Services Center at (213) 482-7077 or (818) 374-5050.