

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

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INFORMATION
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Decision Date: September 30, 2014

Appeal Period Ends: October 10, 2014

Rogelio Navar (A)(R)
21510 Roscoe Boulevard
Canoga Park, CA 91304

Evenhaim Living Trust (O)
21510 Roscoe Boulevard
Canoga Park, CA 91304

Pacific Coast Civil, Inc. (E)
30141 Agoura Road, Suite 200
Agoura Hills, CA 91360

RE: Vesting Tentative Tract Map No. 64188-
SL-M1
Address: 12448, 12454, 12462 Osborne
Street

Related Case: N/A
Community Plan: Arleta – Pacoima
Zone : (T)(Q)RD3-1
D. M. : 204B165
C. D. : 7
CEQA : ENV-2011-3081-MND-REC1

In accordance with provisions of Section 17.03 and 17.11 of the LAMC, the Advisory Agency approved/denied Vesting Tentative Tract Map No. 64188 located at 12462 W. Osborne Street for a maximum **20 single-family lots in accordance with the Small Lot Ordinance**, as shown on the map stamp-dated September 25, 2014 in the Arleta - Pacoima Community Plan. This unit density is based on the (T)(Q)RD3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. 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 22-foot wide strip of land be dedicated along Osborne Street adjoining the subdivision to complete a 52-foot wide half right-of-way dedications in accordance with Major Highway Standards satisfactory to the City Engineer.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00576 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

7. 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

8. 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. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedications. Front yard

requirement shall be required to comply with current code as measured from new property lines after dedication.

- c. Show compliance with the (Q) condition of Ordinance 182,152 to provide $\frac{1}{4}$ of guest parking space for each unit in the Tract. Revise and resubmit the map to show all the required guest parking spaces or obtain approval to change the (Q) condition.
- d. Obtain approval from the Advisory Agency to allow uncovered guest parking spaces within the required 5-foot rear yard setback on Lots 10 and 11.
- e. 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 project is within the Whiteman Airport Area and the applicant is advised to contact the LA County Aviation Division for compliance with all Federal Aviation Administration requirements such as Federal Aviation Regulation (FAR) part 77.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete.

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

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

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

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

DEPARTMENT OF TRANSPORTATION

9. 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. Driveway and vehicular access shall be limited to one two-way driveway W=30 feet along Osborne Street. No backing out to Osborne Street is allowed.
 - c. 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 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
 - d. That a fee in the amount of \$197 be paid to DOT as required per Ordinance No. 180,542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

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

FIRE DEPARTMENT

9. 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: (MM)
- a. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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.
 - d. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - e. Submit plot plans indicating access road and turning area for Fire Department approval.

- f. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- g. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- h. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- i. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- l. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- m. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- o. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- p. Site plans shall include all overhead utility lines adjacent to the site.
- q. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Notes:

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) 482-6509. 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. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3.(d).)

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 RD3 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. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 64188-SL-M1 shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of 20 dwelling units located on 20 small lots.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit, plus a minimum of four (4) guest parking spaces. All guest spaces shall be readily accessible, conveniently located, and specifically reserved for guest parking.
 - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, decorative masonry, wood, or vinyl 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)
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider 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.
 - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)

- h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- i. 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.
- j. 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.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

Lot No.	Setbacks				
	Front Yard	Front	Rear	North Side	South Side
1	C.L. Common Dwy	28.00'	23.67'	15.00'	3.22'
2	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
3	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
4	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
5	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
6	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
7	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
8	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
9	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
10	C.L. Common Dwy	28.00'	23.67'	3.22'	25.04'
11	C.L. Common Dwy	28.00'	23.67'	3.22'	25.04'
12	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
13	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
14	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
15	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
16	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
17	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
18	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
19	C.L. Common Dwy	28.00'	23.67'	3.22'	3.22'
20	C.L. Common Dwy	28.00'	23.67'	15.00'	3.22'

17. Prior to the issuance of the building permit or the recordation of the final map, the subdivider shall record and execute a Covenant and Agreement or submit a copy of such to comply with (Q) Condition(s) per APCNV-2011-2663-ZC-ZAD (ORD-182,152), and (Q) clarification approval per DIR-2014-1632(CLQ).
18. Prior to issuance of a building permit, the project shall demonstrate compliance with the following Small Lot Design Guidelines:

SITE PLANNING

Relationship to the Street Guidelines

- a. The development's setbacks along Osborne Street shall be set within five (5) feet of the average setback of adjacent properties.

Site Layout and Circulation Guidelines

- b. Residential structures located on Lots 1 and 20 shall be configured to front along Osborne Street and contain primary entrances and main windows that face the street.
- c. The site plan shall provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryway along Osborne Street.
- d. All pedestrian and vehicular entries shall have distinctive design features, such as enhanced paving, to establish a visual and pedestrian connection to the public street and to provide a clear sense of arrival and path of travel within the development.
- e. The site plan shall provide distinguishable pedestrian access paths along all driveways to each individual entry.
- f. Trash and recycling facilities not located within a private garage shall be located within an enclosure and shall not be located within designated yard setbacks.

Parking and Driveway Guidelines

- g. The project shall provide a distinguishable pedestrian access path along all driveways to each individual dwelling unit.
- h. Access driveways shall be designed to be no wider than LAMC required circulation and backup requirements and shall allow for landscaping and a pedestrian access path on-site.
- i. On-site structures shall not encroach over the driveway area, so as to restrict the movement of trucks or other large vehicles.

BUILDING PLANS

Entry Guidelines

- j. Individual residences shall incorporate transitions such as landscaping, paving material, porches, stoops, and canopies at each primary entrance and at the main pedestrian entrance to the development from the sidewalk.
- k. Homes that front Osborne Street shall be designed to have their primary entryway facing and accessible from the street.
- l. Garages shall not constitute a main entryway.
- m. All parking areas and walkways shall be illuminated using ornamental low-level, glare-free lighting to provide security for pedestrian paths and entrances. Lighting shall be directed away from surrounding residences and should avoid light spillage on to other uses.

Building Façade Guidelines

- n. Building facades shall be articulated with varying entry enhancements, landscape screening elements, textures, colors, and materials along with distinctive architectural features to avoid blank or monotonous facades, and to break the façade up into distinct planes that are offset from the main building façade, consistent with Exhibit "A" located in the subject case file.
- o. Windows shall be located on building facades that front along Osborne Street and the on-site common access driveway.
- p. Overhead architectural features that provide shade and passive cooling shall be installed at all entrances and windows.
- q. Any proposed balconies shall be integrated into the building's design and shall be fully functional as private open space.

Building Materials Guidelines

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

SUSTAINABILITY

Sustainable Site Planning

- s. Permeable paving materials (such as porous asphalt, porous concrete, permeable concrete pavers, and/or a grid system filled with gravel or

grass) shall be used where allowed by the Alternative Paving Material Ordinance No. 182431.

- t. Uniform, glare-free lighting, such as dark-sky compliant fixtures, shall be installed so as to avoid uneven light distribution, harsh shadows, and light spillage on to neighboring uses.
19. 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.
 20. **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 relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

21. 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. 7, 9, 14, 15, 16d, 16g, 22, 23, and SF-2 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.
22. 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, nor from above.
- MM-5. Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- MM-6. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
- MM-7. 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-8. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-9. Relocation Plan. Prior to sign-off of any project-related permit, the applicant shall submit and obtain approval of the plan from the decision-maker.
- MM-10. 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-11. 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-12. 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-13. 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-14. The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct proportion to those caused by the proposed project's implementation.
- MM-15. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-16. 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-17. 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-18. 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-19. 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-20. 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.

23. **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 affix or paint a plainly visible sign, on publically accessible portions of the construction barriers with the following language: "Post No Bills".
- CM-3. Such language shall appear at intervals of no less than 25 feet along the publically accessible portions of the barrier.
- CM-4. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
- CM-5. All unpaved demolition and construction areas shall be wetted at least three times a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD

District Rule 403. Wetting could reduce fugitive dust by as much as 61 percent.

- CM-6. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-7. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-8. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-9. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM10. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-11. Trucks having no current hauling activity shall not idle but be turned off.
- CM-12. Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.
- CM-13. 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. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- CM-14. 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.
- CM-15. 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-16. 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-17. (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-18. (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-19. 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-20. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- CM-21. 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-22. 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-23. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-24. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-25. All exterior windows shall be constructed with double-pane glass, having a Sound Transmission Classification (STC) of at least 30, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- CM-26. Before the granting of a building permit, an acoustical engineer shall specify the CNEL contour within which the building will be located and, based on such CNEL contours, the measures necessary to achieve an interior noise level which will not exceed 45 dBA in any habitable room.
- CM-27. 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-28. 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-29. 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 and shall include the following features:

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

- g. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- h. Trees, shrubs, and vines shall be planted between property lines so as to screen building walls.

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 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. Improve Osborne Street being dedicated and adjoining the subdivision by the construction of the following:
 - a. A concrete curb, concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - b. Suitable surfacing to join the existing pavements and to complete a 40-foot half roadway.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvement all satisfactory to the City Engineer.
 2. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- (d) Construct two (2) new street lights on West Osborne Street.
- (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 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 Section 17.05-N of the LAMC.

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 an Addendum to Mitigated Negative Declaration No. ENV-2011-3081-MND on September 3, 2014. The Planning Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light);
- Air Quality (construction)
- Biological Resources (construction)
- Geology and Soils (construction, seismic);
- Greenhouse Gas Emissions (operational)
- Hazards and Hazardous Materials (asbestos, lead paint);
- Hydrology and Water Quality (construction)
- Land Use and Planning;
- Noise (construction);
- Population and Housing;
- 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-2011-3081-MND-REC1 reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 7, 9, 14, 15, 16d, 16g, 22, 23, and SF-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, 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. 23.

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

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 64188-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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

The adopted Arleta-Pacoima Community Plan designates the subject property for Low Medium 1 Residential land use with the corresponding zones R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The property contains approximately 1.4 net acres (60,940 net square feet after required dedication) and is presently zoned (T)(Q)RD3-1. The proposed development of 20 single-family dwelling units on 20 small lots is allowable under the current adopted zone and the land use designation. The subject site is not located with a geographically identified specific plan area.

The Arleta – Pacoima Community Plan, a part of the Land Use Element of the City's General Plan states that the Community Plan seeks to encourage an increase in single-family home ownership. Additionally, it encourages the utilization of innovative construction and land use methods to increase the supply of lower cost housing while preserving and enhancing the low-density residential character of the community.

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

Agency with the tools to make the consistency findings. The Small Lot Design Guidelines address a project's massing, height, circulation, and compatibility with adjacent properties by promoting design and development that complements the existing neighborhood character. The proposed project activates the site by providing new development that is keeping with the spirit and varied architectural character of homes in the area. The development will provide well-articulated building facades, landscaping along the project's street frontages, and will employ a variety of materials to break up the project's massing.

The Small Lot Design Guidelines provide opportunities to address a parcel's spatial challenges while simultaneously promoting good design and a development pattern that complements the existing surrounding neighborhood. The Guidelines focus on addressing a project's massing, height, lay-out, circulation, and overall compatibility with adjacent properties.

The proposed small lot project will meet the intent of the aforementioned Community Plan by providing much needed new home ownership opportunities in the form of single-family dwellings as part of an infill development.

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 Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Arleta – Pacoima Community Plan and are not subject to any Specific Plan requirements. Osborne Street is a Major Highway Class II dedicated to a 30-foot right-of-way and an 80-foot roadway width at the project's street frontage. For the purposes of approving a small lot subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refer to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Staff received recommendations from the Bureau of Engineering for a 22-foot dedication along Osborne Street and the construction of street improvements adjoining the tract to complete a 5-foot concrete sidewalk and landscaping of the parkway and a 40-foot half roadway. The Bureau also requires that the applicant construct the necessary on-site mainline sewers satisfactory to the City Engineer. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

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

The proposed project involves the subdivision of a 60,940 square-foot site to create 20 small lots for single-family dwelling purposes, and the construction, use and maintenance of 20 single-family dwellings, each two stories and a maximum of 25 feet in height. Each dwelling unit will provide two (2) on-site parking spaces per unit and the subdivision will provide four (4) shared guest spaces. Under the existing (T)(Q)RD3-1 Zone, which is consistent with the site's Low Medium I Residential land use designation by the Pacoima - Arleta Community Plan, the subject property could be developed with a maximum 20 dwelling units and a structure up to 26 feet in height. As such, the project's density, height and massing are in compliance with the maximum permitted by the existing (T)(Q)RD3-1 Zone.

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 units fronting on Osborne Street are 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.

(Site Planning) Two of the 20 proposed lots will front along Osborne Street and both single-family structures located on these lots will be oriented to the street, with front door entrances that face the street. The remaining units are oriented toward the common access driveway that runs down the center of the subdivision. Eighteen units on either side face the driveway. The frontages have distinctive design features that establish a visual and pedestrian connection with each of the unit's frontage. Four-foot wide designated pedestrian pathways will be located on along the driveway, leading to Osborne Street, which will provide safe and easily identifiable walkways.

All of the dwellings have two enclosed parking spaces with all vehicular access occurring along a common driveway with egress and ingress from Waterloo Street. The proposed project will provide 40 parking spaces in conformance with the LAMC parking requirements for single-family dwellings and will provide four (4) guest parking spaces to be shared by all owners of the subdivision.

(Building) The project's height and setbacks are consistent what the zoning code and small lot subdivision ordinance require. Each building's maximum height will be 25 feet, which is less than the 26 feet permitted and a minimum of 5 feet of yard width will be maintained where the project abuts a neighbor. The

applicant has provided each dwelling unit with an approximately 20-foot by 25-foot, private backyard, thereby providing an additional buffer between the project and the adjoining uses surrounding the subdivision. As conditioned, the architectural style of the proposed units will be compatible with the surrounding neighborhood.

(Landscaping and Sustainability) The project's design will be in substantial conformance with the Small Lot Design Guidelines in that the project will activate the street frontages through landscaping, pedestrian walkways, and by using low-intensity safety and way finding lighting while maintaining compatibility with the existing neighborhood.

As conditioned, the project substantially complies with the intent of the Small Lot Design Guidelines and the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is a level, rectangular-shaped, interior infill site, fronting on the south side of Osborne Street. The length of the site's frontage along Osborne Street is approximately 200 feet and the depth of the site is 330 feet. The site is not located in a slope stability study area or in a high erosion hazard area. The site contains 60,980 net square feet of urban land and would contain a proposed land use that is generally consistent with local plans and policies and other land uses in the vicinity. The lots created by this subdivision would comply with area requirements of the (T)(Q)RD3-1 Zone and as permitted by the Small Lot Ordinance. The minimum lot area per dwelling unit is 4,000 square feet and the proposed lot area of 60,980 net square feet is sufficient to accommodate the development of 20 small lots.

The Environmental Review conducted by the Department of City Planning, Case No. ENV-2011-3081-MND-REC1, established that the physical characteristics of the site and surrounding area is consistent with existing development and urban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via implementation of mitigation measures as identified under the Conditions of Approval for this project. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

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

The site is one of the few underimproved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density residential

neighborhood.

The proposed project involves the subdivision of a 60,980 square-foot site to create 20 small lots for single-family dwelling purposes, and the construction, use and maintenance of 20 single-family dwellings, each two stories and approximately 25 feet in height, with 40 on-site parking spaces. 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 Osborne Street.

Under the existing (T)(Q)RD3-1 Zone, which is consistent with the site's Low Medium I Residential land use designation by the Arleta – Pacoima Community Plan, the subject property could be developed with a maximum 20 dwelling units and a structure up to 26 feet in height. Thus, the proposed total of 20 single-family lots is in compliance with the maximum permitted density. Additional conditions are imposed herein to ensure that the project will be compatible with the surrounding development, which is a mix of single- and multiple-family dwellings. Other conditions require landscaping, recessed entries, façade articulation and other measures to ensure an attractive project that will benefit the neighborhood. Pedestrian walkways will provide pedestrian access to all units from Osborne Street.

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 September 3, 2014, the City Planning Department issued a Mitigated Negative Declaration No. ENV-2011-3081-MND-REC1. 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).

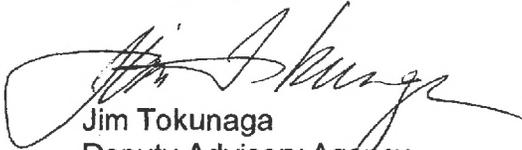
In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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. 64188-SL-M1.

Michael J. Lo Grande
Advisory Agency



Jim Tokunaga
Deputy Advisory Agency

JHK:JT:JM: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 North Valley Area Planning

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

Figueroa Plaza
201 N. Figueroa St., 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.

EXHIBIT A
 of
 VII: WANSBRAWL

PLAN#1485

RECORD COPY, LAND DIVISION
 APPROVED FOR RECORD
 DATE: 11/26/02
 BY: [Signature]

OTHER CONNECTIONS
 WATER: 12" DIAM. 10' DEPTH
 SEWER: 12" DIAM. 10' DEPTH
 GAS: 8" DIAM. 10' DEPTH
 TELEPHONE: 4" DIAM. 10' DEPTH
 CABLE: 4" DIAM. 10' DEPTH

TABULATION
 LAND DATA AREA: 16,545 SQ. FT.
 NET AREA: 16,545 SQ. FT.
 ANNUITY ZONING: R-10
 ANNUITY DENSITY: 10 UNITS
 MAXIMUM HEIGHT: 35 FEET
 MINIMUM SETBACKS:
 FRONT: 10 FEET
 SIDE: 5 FEET
 REAR: 10 FEET
 OFFSET PARKING: 44 STALLS

ARCHITECTURAL SITE PLAN

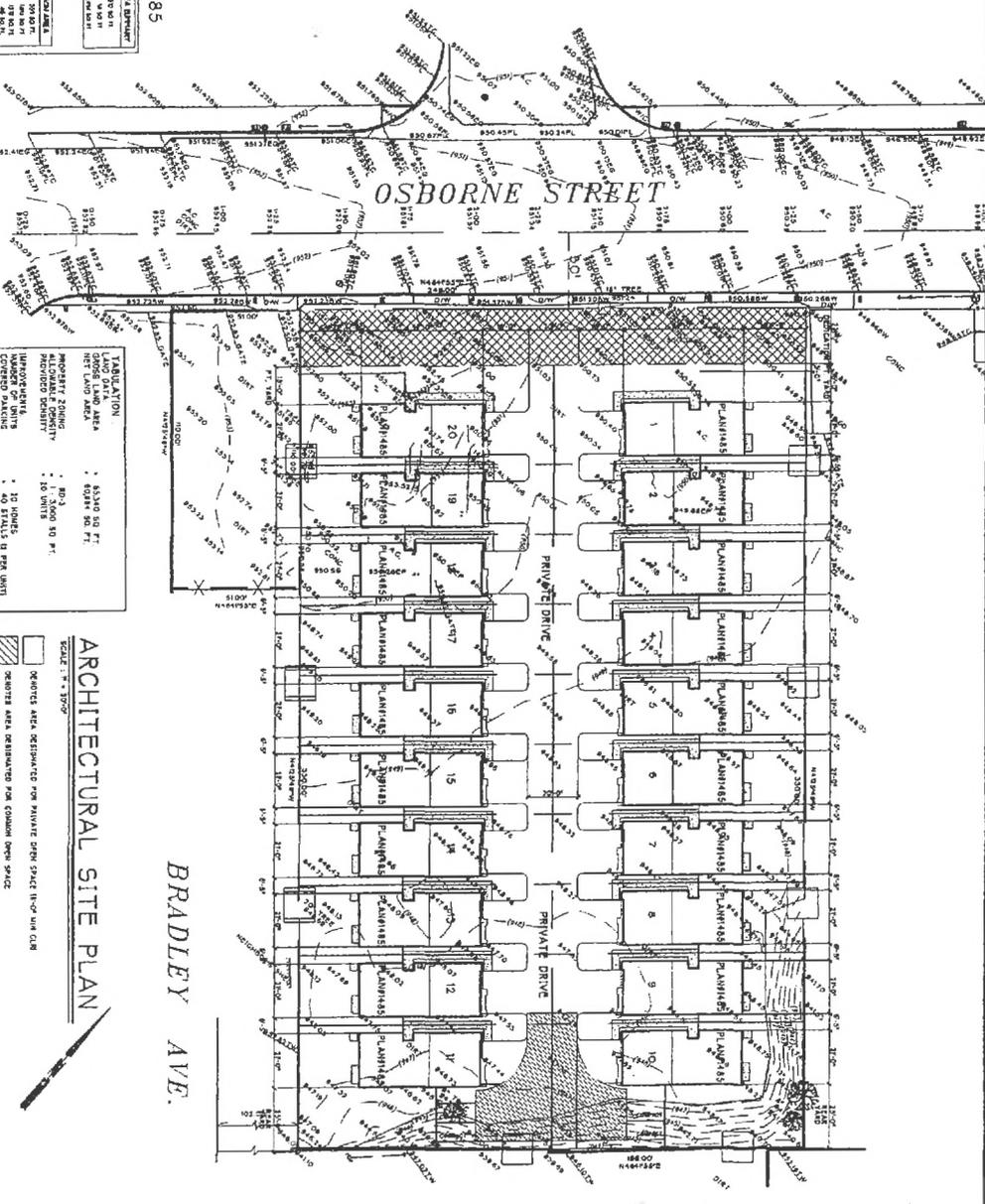
SCALE: 1" = 30'-0"

NOTES AREA DESIGNATED FOR PRIVATE OPEN SPACE 10'-0" MIN. DIM.

NOTES AREA DESIGNATED FOR COMMON OPEN SPACE

Site Address: 12418 - 12423 W OSBORNE ST
 TOWN: THE BUCKLEY RANCHO
 Fire Company: 0204188
 Fire Address: 65340 Hrs. Rd. 5100 Pk.
 Lot # 750
 Address: Parcel Number: 2537000-001 / 00 & 24
 Address: Parcel Number: 2537000-001 / 00 & 24

BRADLEY AVE.



NOT FOR CONSTRUCTION



SHEET NO.
A-1

KEN STOCKTON
 ARCHITECTS, INC. / A.I.A.
 26500 N. AGOURA ROAD, P.O. BOX 814, CALABASAS, CA 91302
 (818) 888-2445 FAX (818) 888-2604

SITE PLAN, TABULATIONS	
DRAWN: K.E.S.	REVISIONS:
DATE: 11/26/02	12/27/02
PLAN CHECK:	
PERMIT:	

PROJECT NAME:
OSBORNE I
 20 SINGLE FAMILY RESIDENCES
 SMALL LOT SUBDIVISION

DEVELOPER:
CALIFORNIA HOME BUILDERS
 21510 ROSCOE BLVD, CANOGA PARK, CA
 (818) 893-8979 FAX (818) 894-1366

