

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

February 20, 2023

Owner/ Applicant

Emmanuel Labranche
127 N. Robertson Boulevard

RE: Vesting Tentative Tract Map No. 82446-SL

Related Case: DIR-2018-7464-WDI

Address: 3849 W. Don Tomaso Drive

Community Plan: West Adams - Baldwin Hills -
Leimert

Council District: 8 - Marqueece Harris-Dawson

Zone: RD1.5-1

CEQA: ENV-2018-7466-CE

EXTENSION OF TIME

On May 20, 2020 the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82446-SL for to subdivide one (1) lot, totaling 16,092 square-feet into nine (9) lots, for the construction, use and maintenance of nine (9) small-lot single-family dwellings in the RD1.5-1 zone, located at 3849 W. Don Tomaso Drive within the West Adams - Baldwin Hills - Leimert Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 82446-SL.

Therefore, the new expiration date for the subject map is **May 20, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB: NR:MG

cc: Councilmember Marqueece Harris-Dawson

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Determination Date: 5/20/20

Appeal Period End Date: 6/4/20

Emmanuel Labranche (O)
127 North Robertson Boulevard
Beverly Hills, CA 90211

HOA "Sean" Nguyen (R)
7251 North Owensmouth Ave, Suite 2
Canoga Park, CA 91303

RE: Tract Map No. VTT-82446-SL
Related Case: None
Address: 3849 West Don Tomaso Drive
Community Plan: West Adams – Baldwin Hills -
Leimert
Zone: RD1.5-1
District Map: 114B181
Council District: 8
CEQA No.: ENV-2018-7466-CE
Legal Description: Lot 7, Block None, TR 14641

In accordance with provisions of Section 17.03 and Section 12.22.C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined based on the whole of the administrative record that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Vesting Tentative Tract Map No. VTT-82446-SL located at 3849 West Don Tomaso Drive, to subdivide one (1) lot, totaling 16,092 square-feet into nine (9) lots, for the construction, use and maintenance of nine (9) small-lot single-family dwellings in the RD1.5-1 zone, pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated February 20, 2020 in the West Adams - Baldwin Hills - Leimert Community Plan. This unit density is based on the RD1.5-1 Zone. The project also includes a request for a haul route for the export of approximately 1,500 cubic yards of soil from the site. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" satisfactory to the City Engineer.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That all pedestrian common access easements be shown on the final map.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed sub-division and development.
9. All recommendations of the reports dated 11/27/2018 and 01/15/2019 by C. Y. Geotech, Inc. signed by Tze-Tzong (John) Tsao (CEG 1783 and RCE 46886) and Luo B. Cai (RCE 80352), which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans for the project.
10. The new residences shall be connected to the public sewer system.
11. As recommended (pg. 16- item 9 in the 11/27/2018 report), retaining walls below ascending slopes shall be provided with a minimum freeboard height of 12 inches and an open "V" -shaped concrete swale.
12. All new graded slopes shall be no steeper than 2H: 1 V.
13. Buildings adjacent to ascending slopes steeper than 3: 1 shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet in accordance with Code Section 1808.7.1.

14. Site water shall be conveyed in non-erosive devices to the street or other approved location in a manner that is acceptable to the LAD BS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer.
15. A grading permit shall be obtained for all structural and retaining wall backfill.
16. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
17. Temporary excavations shall be performed as recommended and specified (see geologic cross section C-C' presented as Figure 1 with response item 1 on pgs. 1 and 2 in the 01/15/2019 report and section 12.14 - pgs. 19 - 22 in the 11/27/2018 report). This shall include restricting the respective vertical height/s for un-surcharged excavations in fill/soil and bedrock to no more than five (5) and twelve (12) feet, with portions exceeding these specified vertical height/s sloped to a horizontal to vertical slope gradient not exceeding 1: 1.
18. Otherwise, surcharged excavations (i.e., excavations removing lateral or vertical support from existing adjacent off-site structures/adjacent off-site property), shall be shored as recommended.
19. Slot cuts using the segmented A-B-C slot cut method with each individual slot to not exceed the respective width and height of 8 and 12 feet shall be utilized as specified, only where excavations are not surcharged by adjacent off-site structures as determined by the geologist and soil engineer. Note: Existing adjacent off-site structures, off-site property or the street shall be considered surcharging an excavation if they are located within a horizontal distance from the top of the excavation equal to the depth of the excavation.
20. The soils engineer shall review and approve the plans for shoring and segmented A-B-C slot cuts as recommended and specified, prior to issuance of the permit.
21. Final plans shall include but not be limited to showing by labeling, the following: (D) all existing, adjacent, off-site structures within 15 feet of the property boundaries; (E) all areas to be shored and/or slot cut as recommended; (F) the limits of grading; (G) the entire length of all proposed retaining walls including the building setback retaining wall; (H) building and foundations setbacks per Code; (I) pile/caisson foundations proposed; (J) drainage details.
22. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If these loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
23. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1 : 1 plane projected up from the base of the excavation. Where a structure is within a 1: 1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.

24. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
25. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading.
26. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
27. As recommended and specified (section 12.12 titled Slab-on-Grade - pg. 17 in the 11/27/2018 report), slabs-on-grade shall be supported entirely by bedrock or supported entirely by future certified compacted fill placed on bedrock, but not both. Alternatively, the slabs shall be designed as structural slabs deriving all support from the foundation system founded into bedrock as recommended.
28. Existing fill or soil shall not be used for support of foundations, slabs or new fill.
29. Foundations shall be extended past all existing fill and soil and founded into competent bedrock as recommended and as approved by inspection by the geologist and soil engineer. Foundations shall be designed and constructed as specified and recommended (see pgs. 12-14 in the referenced 11/27/2018 report and response item 2- pg. 2 with Figure 2 in the 01/15/2019 report).
30. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
31. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
32. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
33. The group effects on lateral and axial behavior of the piles shall be included in the design of the deep foundation, as indicated in the response to comment #2, included in the report dated 01/15/2019.
34. Foundations adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the foundation bottom to the face of the slope
35. The LABC Soil Site Class Type underlying the site is C.
36. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations in their reports.

37. Prior to excavation, an initial inspection shall be called at which time the sequence of construction, shoring and/or segmented A-B-C slot cuts as recommended, pile/caisson excavation locations, all grading work, protection fences and dust and traffic control will be scheduled. Shoring, pile/caisson excavations and all grading work shall be performed under the inspection and approval of the soils engineer and deputy grading inspector.
38. Retaining walls shall be designed and constructed as recommended and specified on pgs. 14 - 17 in the referenced 11/27/2018 report and response item 3 - pgs. 2 and 3 in the 01/15/2019 report.
39. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified. All surcharge loads shall be included into the design.
40. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
41. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
42. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall foundation.
43. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.
44. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector.
45. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesion-less soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.701 1.3 of the Code.
46. Prior to the placing of compacted fill, a representative of the consulting soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the LAD BS Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. The engineer's certificate of compliance shall include the grading permit number and the legal description as described in the permit.

47. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the foundation excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the LADBS Building Inspector has also inspected and approved the foundation excavations. A written certification to this effect shall be filed with the Department upon completion of the work.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

48. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall issue a clearance letter stating that no Building or Zoning Code violations existing relating to the subdivision on the subject site once the following items have been satisfied:
- a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - b. Lots 1 to 5 do not comply with the minimum 15 ft. front yard setback along Don Tomaso Drive after required street dedication is taken as required for the **RD1.5-1 Zone**. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
 - c. Due to the irregular configuration of Lot 9, the Department recommends that the front, side and rear lot line locations be designated by the Advisory Agency.
 - d. Resubmit the map to provide and maintain a minimum 16 ft. common driveway access. No projections are allowed into the required common driveway access. Provide the 16 ft. wide common driveway access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.
 - e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Note: This property is located in a Landslide Zone.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit

requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

49. That the project be subject to any recommendations from the Department of Transportation.

DEPARTMENT OF RECREATION AND PARKS

Pursuant to Los Angeles Municipal Code sections 12.33.E and 19.17, Recreation and Parks recommends the following be added as a condition of the approval of VTT-82446-SL:

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

DEPARTMENT OF WATER AND POWER

51. Existing facilities shall be relocated or change proposed improvements LADWP is maintaining 6-inch water main within DWP easement.
52. Street/sewer/storm drain plans shall be submitted.
53. 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).)

Note: On January 1, 2018, LADWP implemented a new policy regarding water services for multi-unit residential structures. If a development allows LADWP to install an individual meter in front of each house and the water main serving that development fronts the property and is in a public right-of-way, then this is a conventional installation and LADWP will provide

individual meters. However, if the small lot is completely and within private property and the request is for a manifold type installation of consecutive meters in a coffin-type configuration, LADWP can provide up to five meters in that manifold setting. LADWP can provide a master meter if the number of meters required is greater than five.

BUREAU OF STREET LIGHTING

54. The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

BUREAU OF STREET SERVICES – URBAN FORESTRY

55. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1: 1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removals.

FIRE DEPARTMENT

56. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
57. Access for Fire Department apparatus and personnel to and into all structures shall be required.
58. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
59. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
60. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

61. 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.
62. 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.
63. 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.
64. 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.
65. Submit plot plans indicating access road and turning area for Fire Department approval.
66. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
67. 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.
68. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
69. 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.
70. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
71. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
72. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
73. The Fire Department may require additional roof access via parapet access roof-ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
74. Site plans shall include all overhead utility lines adjacent to the site.
75. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
76. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

77. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
78. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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.

BUREAU OF SANITATION

79. Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject parcels/areas, and found no potential problems to our structures and/or potential maintenance issues.

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWNCD. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering. If you have any questions, please contact Rafael Yanez at (323) 342-1563.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

80. 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 nine (9) small lot homes.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit, (Note: One space may be a compact space. Tandem parking is allowable.).
 - c. Provide a minimum of two guest parking spaces accessible to all nine (9) small lot homes.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - f. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- g. 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.
- h. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the Tract file.
- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the Tract file.

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

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

Lot	Setbacks			
	East	West	North	South
1	10'-5" (FY)	6'-4" (RY)	0'-2" (SY)	5'-0" (SY)
2	10'-0" (FY)	10'-6" (RY)	0'-2" (SY)	0'-2" (SY)
3	10'-7" (FY)	10'-6" (RY)	0'-2" (SY)	0'-2" (SY)
4	10'-7" (FY)	10'-6" (RY)	0'-2" (SY)	0'-2" (SY)
5	10'-6" (FY)	10'-6" (RY)	8'-0" (SY)	0'-2" (SY)
6	10'-6" (FY)	15'-0" (RY)	8'-0" (SY)	0'-2" (SY)
7	10'-6" (FY)	15'-0" (RY)	0'-2" (SY)	0'-2" (SY)
8	10'-6" (FY)	15'-0" (RY)	0'-2" (SY)	0'-2" (SY)
9	10'-6" (FY)	15'-0" (RY)	5'-0" (SY)	5'-0" (SY)

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

- (ii) Vehicular access will be via Don Tomaso Drive. A common access driveway will service the rear 4 lots and 2 guest parking spaces.
- j. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider of exporting of approximately 1,500 cubic yards of soil, a total of 32 loads per day for a duration of 5 days, in addition to the following haul route conditions: (MM)
 - i. Streets to be used are limited to Don Tomaso Drive, Don Felipe Drive, Marlfon Avenue, 39th Street, Stocker Street, Crenshaw Boulevard,

Workman Mill Road, Crossroads Parkway, Interstate 10, and California Highway 60.

- ii. Hauling hours of operation shall be from 7 a.m. to 4 p.m. Monday through Friday. Trucks shall not arrive at the construction site before the prescribed start time.
- iii. Trucks shall be restricted to double bottom dump trucks, 18 wheels or smaller.
- iv. All staging shall be on-site. Alternatively, an off-site location shall be selected and trucks radioed into site.
- v. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.3106).
- vi. Streets shall be cleaned of spilled materials at the termination of each work day.
- vii. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- viii. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- ix. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- x. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- xi. All trucks are to be watered at the job site to prevent excessive blowing dirt.
- xii. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- xiii. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- xiv. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- xv. Truck Crossing warning signs shall be placed 300 feet in advance of the exit in each direction.
- xvi. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.

- xvii. The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.
- xviii. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at 213.485.3711 before the change takes place.
- xix. The permittee shall notify the Street Use Inspection Division, 213.485.3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- xx. A surety bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling 213. 977.6039.

k. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in

- paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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 parcel in conformance with Section 64.11.2 of the Los Angeles Municipal Code (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 parcel 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 parcel 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 un-subdivided 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 parcel be dedicated for public use by the parcel, 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 Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the parcel 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 parcel as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Don Tomaso Drive.
- (d) 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 Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Don Tomaso Drive adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells; including any necessary removal and reconstruction of existing improvements.
 - b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
 - c) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

Notes: The Advisory Agency approval is the maximum number of units permitted under the parcel action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Los Angeles Municipal Code (LAMC), unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the LAMC.

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

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

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

FINDINGS OF FACT (CEQA)

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

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

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

The project site is located within the West Adams - Baldwin Hills - Leimert Community Plan with a Low Medium II Residential land use designation with corresponding zone R3. The subject property is zoned RD1.5-1. The proposed subdivision of one (1) lot for the use of nine (9) single-family dwellings is a use allowed by the General Plan and the corresponding RD1.5 zone.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The proposed development is wholly within the City of Los Angeles, on an approximately 0.367 acre site (i.e., less than five acres). Properties adjacent to the north are zoned RD1.5-1 and developed with two and three story single and multi-family dwellings. The properties across Don Tomaso to the east are zoned RD2-1 and developed with one and two story church and commercial buildings. The property adjacent to the south is zoned RD1.5-1 and is developed with two and three-story multi-family dwellings. Properties adjacent to the west are zoned R1-1 and developed with one and two-story single-family dwellings.

- (c) *The project sites have no value as habitat for endangered, rare or threatened species.*

The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The immediate vicinity is highly urbanized and is comprised of dense residential development with nearby commercial corridors. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

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

The proposed project consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable. The site is zoned RD1.5-1. The property is currently developed with two single-family dwellings and is located within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the site for Low Medium II Residential land uses. The proposed project is to subdivide one (1) lot, totaling 16,092 square-feet into nine (9) lots for the construction, use and maintenance of nine (9) small-lot single-family dwellings in the RD1.5-1 zone. The project also includes a request for a haul route for the export of approximately 1,500 cubic yards of soil from the site. The subject property is zoned and designated for such development.

New lots will range from approximately 1,129 to 3,486 square feet each. All units will be four stories in height with two covered parking spaces per lot. The project will also include a roof deck on each home and two (2) shared guest parking spaces for the development. The site is developed with two single family homes proposed to be demolished with three non-protected on-site trees to be removed. Vehicular access will be via Don Tomaso Drive. One phase of construction is proposed. As the site is currently undeveloped and the project proposes the construction of nine (9) new small-lot single-family dwellings the project would be compatible with the surrounding neighborhood and would not result in significant effects relating to traffic, noise, air quality or water quality.

The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air thresholds established by the Department of City Planning (DCP) staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

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

The project site will be adequately served by all required public utilities and services given that the proposed construction of the nine (9) new single-family dwellings will be located on a site currently undeveloped. The project is consistent with the type of development permitted for the areas zoned RD1.5-1 and designated Low Medium II Residential land use. Based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

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

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

The project is consistent with the type of development permitted for the areas zoned RD1.5-1 and designated Low Medium II Residential land use. There are no previously approved small-lot developments in the area. As such, the addition of this one small-lot development will not significantly impact the area. Therefore, no foreseeable cumulative impacts from small-lot developments are expected.

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

The proposed project consists of development typical to a residential neighborhood, no unusual circumstances are present or foreseeable. The site is zoned RD1.5-1. The property is currently undeveloped and is located within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the site for Low Medium II Residential land uses. The proposed project is to subdivide two lots, totaling 16,092 square-feet into nine lots, for the construction, use and maintenance of nine small-lot single-family dwellings in the RD1.5-1 zone, in an area zoned and designated for such development.

Properties adjacent to the north are zoned RD1.5-1 and developed with two and three story single and multi-family dwellings. The properties across Don Tomaso to the east are zoned RD2-1 and developed with one and two story church and commercial buildings. The property adjacent to the south is zoned RD1.5-1 and is developed with two and three-story multi-family dwellings. Properties adjacent to the west are zoned R1-1 and developed with one and two-story single-family dwellings. The site is not in a wildland area, and is not inhabited by endangered, rare, or threatened species. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

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

According to the Caltrans' Scenic Highway Routes Map, the subject site is not in a designated state scenic highway. Therefore, the proposed project will not result in damage to scenic resources, including trees, historic buildings, rock outcroppings, or similar resources within an officially designated state scenic highway.

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

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

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

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

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tract Map No. 82249-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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The site is zoned RD1.5-1. The property is currently undeveloped and is located within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the site for Low Medium II Residential land uses. The proposed project is to subdivide two lots, totaling 16,092 square-feet into twelve lots, for the construction, use and maintenance of nine small-lot single-family dwellings in the RD1.5-1 zone. RD1.5-1 zoned properties require at least 1500 square feet of lot area per dwelling unit, and a maximum height of 45 feet. The subject parcel is approximately 16,092 square feet, and is therefore permitted a maximum density of 10 dwelling units. The proposed structures have an approximate height of 45 feet.

The project includes the construction, use, and maintenance of nine (9) small lot homes. The subject parcel is zoned RD1.5-1, which allows for 1 dwelling unit per 1,500 square-feet of lot area. The subject property is approximately 16,092 square feet, and is therefore allowed a maximum density of 10 dwelling units. The proposed density is less than the maximum allowed density and is consistent with the land use designation.

Subdivisions that share a property line with an R1 or more restrictive single-family zone are required to provide front, rear, and side yards equivalent to provisions of the underlying zone with a minimum 5-foot side yard setback per Small Lot Ordinance No. 185,462.

As proposed, the subject project includes a request reduce the yard setback to 12-feet in lieu of 15-feet otherwise required by in the RD1.5-1 zone. The project is otherwise consistent with the Low Medium II Residential land use designation. The subject site is currently undeveloped. The small lot subdivision will meet the Goals and Objectives of the Community Plan by providing additional housing to the neighborhood and providing a different type of homeownership opportunity.

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 project meets the Small Lot Design Guidelines which address a project's massing, height, circulation, and compatibility with adjacent properties by promoting design and development that complements the existing neighborhood character. The project will result in a total of nine dwelling units each with a maximum height of approximately 45-feet, which is consistent with and does not exceed the density or height allowed by the zone. The project will also provide a minimum two parking spaces per small lot home in accordance with LAMC Section 12.21.A.4.

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

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

For the purposes of a subdivision, "design" and "improvement" is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Map Act expressly states that the "design and location of buildings are not part of the map review process" for subdivisions. Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The subject site is zoned RD1.5-1, which would permit a maximum of 10 dwelling units and a maximum height of 45 feet on the approximately 16,092 square-foot site. The proposed project for a 9-lot small lot subdivision with a maximum height of 45-feet, is consistent with the density and height permitted by the zone and land use designation. Access is provided along Don Tomaso Drive. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22.C.27.

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

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory with existing sewers in the streets adjoining the subdivision and will not result in violation of the California Water Code. The Bureau of Sanitation reviewed the sewer/storm drain lines serving the proposed subdivision and found no potential problems to their structures or potential maintenance problems.

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

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

The project site consists of one lot totaling approximately 16,092 square feet in area. The site has approximately 138 feet of frontage along the west side of Don Tomaso Drive. The site is zoned RD1.5-1. The property is currently undeveloped and is located within the West Adams – Baldwin Hills – Leimert Community Plan, which designates the site for Low Medium II Residential. The existing topography is sloping, with a change in elevation from 226 feet at the front of the property along Don Tomaso to 279 feet at the rear. Subdivisions that share a property line with an R1 or more restrictive single-family zone are required to provide front, rear, and side yards equivalent to provisions of the underlying zone with a minimum 5-foot side yard setback per Small Lot Ordinance No. 185,462. The project includes a request for a haul route for the export of approximately 1,500 cubic yards of soil from the site. The residential small lots will maintain a 12-foot front yard setback, a 46-foot rear yard setback, an 8-foot northerly side-yard and 5-foot southerly side yard setbacks along the perimeter of the parcel. The proposed project is an infill development in a neighborhood that has multi-family and single-family development. The access easement is adequate for vehicular ingress and egress and emergency purposes.

The Tract map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The Grading Division of the Department of Building and Safety has reviewed the subject Tract Map No. VTT-82446-SL and associated soils report recommends that approval of VTT-82446-SL be withheld until a revised tract map depicting the recommended retaining walls and structure layout per the approved geology/soils report has been provided as the subject site is located within a State of California landslide seismic hazard zone. It is noted that per the site plan and cross section B in the Geology/Soils Report, an additional retaining wall to provide the required building setbacks from the toe of slope was recommended by the consultants. The property is located in a City of Los Angeles Hillside Area; is exempt or located outside of a fault-rupture hazard zone. Further, BOE is requiring that the soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer, and that the plans included the recommendations contained in their reports (7006.1). The project is continued to be reviewed by Building and Safety Grading to ensure that a geology/ soils report is approved prior to project construction. Also, BOE requires all recommendations of the report by Rybak Geotechnical, Inc. dated 11/27/2018, which is in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project. (7006.1)

Therefore, the project site is physically suitable for the proposed type of development.

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

The development of this parcel is an infill of a multiple-family residential neighborhood. Properties adjacent to the north are zoned RD1.5-1 and developed with one and two story single and multi-family dwellings. The properties across Garth to the east are zoned

RD1.5-1 and developed with one and two story single and multi-family dwellings. The property adjacent to the south is zoned RD1.5-1 and is developed with a one-story single-family dwelling. Properties adjacent to the west are zoned RD1.5-1 and developed with one and two-story single and multi-family dwellings.

The project includes the construction, use, and maintenance of 9 small lot homes. The subject parcel is zoned RD1.5-1, which allows for 1 dwelling unit per 1500 square-feet of lot area. The subject property is approximately 16,092 square feet, and is therefore allowed a maximum density of 10 dwelling units. The proposed density is less than the maximum allowed density and is consistent with the land use designation. The small lot homes are proposed to be four stories and a maximum of 45-feet in height. As proposed, the project is consistent with and does not exceed the 75 percent maximum lot coverage or 45-foot height required by the zone. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed parcel map is physically suitable for the proposed density of the development.

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

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family and single-family dwellings.

The Department of City Planning has determined that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2019-2872-CE). As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Easements will be recorded with the development for community driveways. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed parcel.

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

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

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

These findings shall apply to both the Tract and final maps for Vesting Tract No. 82249-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



SERGIO IBARRA
Deputy Advisory Agency

VPB:AC:KW

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Downtown

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

San Fernando Valley

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Rm 251
Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

West Los Angeles

West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

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

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VESTING TENTATIVE TRACT MAP NO. 82446

FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP

FEB 20 2023

REVISOR'S MAP
FINAL MAP UNIT
EXTENSION OF TIME
MODIFIED
DEPUTY ADVISORY AGENCY

SETBACK MATRIX				
LOT NO.	AREA (S.F.)	FRONT (EAST)	REAR (WEST)	LOT COVERAGE
1	1,129	10'0"	10'0"	73.55% - 74.75%
2	1,129	10'0"	10'0"	73.55% - 74.75%
3	1,182	10'0"	10'0"	72.55% - 73.75%
4	1,182	10'0"	10'0"	72.55% - 73.75%
5	1,023	10'0"	10'0"	73.55% - 74.75%
6	1,023	10'0"	10'0"	73.55% - 74.75%
7	1,023	10'0"	10'0"	73.55% - 74.75%
8	1,023	10'0"	10'0"	73.55% - 74.75%
9	1,023	10'0"	10'0"	73.55% - 74.75%

* FRONT YARD SETBACK FOR LOT 122
EXISTING AND PROPOSED SETBACKS FOR LOT 122 ARE:

LOW MEDIUM RESIDENTIAL
(NOT A PART)

DON TOMASO DRIVE

DON FELIPE DRIVE

EXISTING TWO STORY
APARTMENT BUILDING
RIDGE EL.: 255.61'

EXISTING TWO STORY
APARTMENT BUILDING
RIDGE EL.: 272.73'

EXISTING TWO STORY
APARTMENT BUILDING
RIDGE EL.: 298.53'

- NOTES:**
1. LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-ZONE, PURSUANT TO ORDINANCE NO. 185,402.
 2. HALL ROUTES TO PROPERTY AND CURB VARIOUS OF EARTH MATERIALS PURSUANT TO SEC. 70817.5 OF LOS ANGELES CITY BUILDING CODE.
 3. THERE ARE NO WESTERN PIGEONPOPE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
 4. CITY SEWERS ARE AVAILABLE.
 5. SITE DRAINAGE WILL BE CONDUCTED TO W. DON TOMASO DRIVE.
 6. THERE ARE NO WELLS ON THE PROPERTY.
 7. THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS, SOIL SPECIAL GRADING AREA, AND VERY HIGH FIRE HAZARD SEVERITY ZONE PER L.A. CITY ZMAPS.
 8. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
 9. THE PROPERTY IS NOT WITHIN THE VICINITY OF MULTI-HOLLAND SOUND PARKWAY.
 10. ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.

LEGEND:

- BUILDING FOOTPRINT
- BOUNDARY OF THE LAND BEING SUBDIVIDED
- RETAINING WALL
- EXISTING DRIVE
- EXISTING ENTRANCE
- BUILDING ENTRANCE
- BUILDING
- E.L. ELEVATION
- E.P. EDGE OF PAVEMENT
- E.A. EXISTING
- P.F. PROPOSED FLOOR
- F.V. FRONT YARD SETBACK
- G.B. GRADE BREAK
- PROPOSED
- PRIVATE
- RESIDENTIAL
- R.Y. REAR YARD SETBACK
- R.V. REAR YARD SETBACK
- T.P. TOP OF CURB
- TYP. TYPICAL

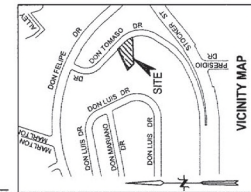
SUMMARY:

PROPOSED NUMBER OF LOTS: 9
NUMBER OF RESIDENCE PARKING REQUIRED: 18 (2 UNIT RATIO)
EXISTING NUMBER OF UNITS: 0
NUMBER OF RESIDENCE PARKING PROVIDED: 18
EXISTING NUMBER OF STRUCTURES: 0 (VACANT)
EXISTING NUMBER OF BUILDINGS: 0 (VACANT)
MAXIMUM BUILDING HEIGHT: 45 FT.
APN: 5006-002-007
SITE GROSS AREA: 18,892 S.F.
SITE NET AREA: 16,003 S.F.
EXISTING AND PROPOSED ZONING: RD1.5-1
EXISTING AND PROPOSED LAND USE: LOW MEDIUM RESIDENTIAL
GRADING QUANTITIES:
CUT: 1,899 C.Y.
FILL: 300 C.Y.
EXPORT: 1,599 C.Y.

LEGAL DESCRIPTION:
TRACT MAP NO. 82446, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MAP RECORDED IN BOOK 3846 PAGE 11 TO 13 INCLUSIVE, AND THE OFFICE OF THE COUNTY RECORDER OF SMO COUNTY.

OWNER / SUBDIVIDER:
3846 DON TOMASO DR.
127 N. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
(310) 874-4781

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3846 DON TOMASO DR.
127 N. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
(310) 874-4781



VESTING TENTATIVE TRACT MAP NO. 82446
3846 W. DON TOMASO DR. LOS ANGELES, CA 90008

PREPARED BY:
PLANEK Associates
1500 W. WILSON BLVD.
LOS ANGELES, CA 90017
TELEPHONE: (310) 874-4781
FAX: (310) 874-4781

NO REVISION

SHEET 1 OF 1
2-10-2023