

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

August 02, 2022

**Owner/Applicant**

6823 De Longpre Avenue, LLC  
639 Huntley Drive  
West Hollywood, CA 90069

**Representative**

Harvey Goodman Civil Engineer  
Harvey Goodman, C.E.  
834 17th Street #5  
Santa Monica, CA 90403

**RE:** Vesting Tentative Tract Map No. 82342-SL

Address: 6817-6823 West De Longpre Avenue

Community Plan: Hollywood

Council District: 13 – O'Farrell

Zone: RD1.5-1XL

CEQA: ENV-2019-3545-CE

**EXTENSION OF TIME**

On December 5, 2019, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82342-SL for a maximum of seven small lot homes for the purposes of a Small Lot Subdivision, as shown on map stamp-dated July 18, 2019, in the RD-1.5 XL Zone, located at 6817-6823 West De Longpre Avenue within the Hollywood 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. 82342-SL.

Therefore, the new expiration date for the subject map is **December 5, 2028**.

VINCENT P. BERTONI, AICP  
Director of Planning

Mindy Nguyen  
Deputy Advisory Agency  
VPB:MN:SY

cc: Councilmember Mitch O'Farrell

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: December 5, 2019

**Appeal Period Ends: December 16, 2019**

6823 De Longpre Avenue, LLC (A) (O)  
639 Huntly Drive #4  
West Hollywood, CA 90069

Harvey Goodman, C.E. (R)  
Harvey Goodman Civil Engineering  
834 17<sup>th</sup> Street #5  
Santa Monica, CA 90403

RE: Vesting Tentative Tract Map No.: 82342-SL  
Related Cases: ADM-2019-3544-SLD  
Address: 6817-6823 De Longpre Avenue  
Community Plan: Hollywood  
Zone: RD1.5-1XL  
Council District: 4 – Ryu  
CEQA No.: ENV-2019-3545-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03, 17.15, and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 82342-SL, located at 6817-6823 De Longpre Avenue, for a maximum of **seven small lot homes** for the purposes of a Small Lot Subdivision, as shown on map stamp-dated July 18, 2019, in the Hollywood Community Plan. Additionally, the Advisory Agency approved an adjustment from Section 12.21.1 to permit a building height of 33 feet 6 inches in lieu of the maximum 30 feet permitted in the RD-1XL Zone. This unit density is based on the existing RD1.5-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center, call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 5-foot wide strip of land be dedicated along De Longpre Avenue adjoining the tract to complete a 30-foot wide half-public right away in accordance with Local Street Standards of LA Mobility Plan.
2. 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.
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. 185,462" satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. 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.
7. 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.
8. That all common access pedestrian easements be shown on the final map.

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

9. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the Inter-Departmental Letter dated July 1, 2019, Log No. 108761, and attached to the case file for Vesting Tentative Tract No. 82342-SL.

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

10. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been 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 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.
- c. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

The project site is within the 1XL Height District.

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 satisfactory 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.

Parking spaces are not allowed to backup onto a public street when the driveway is serving more than dwelling units. 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 Laura Duong at (213) 482-0434 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

11. Prior to recordation of the final map, a suitable arrangement shall be made satisfactory to the Department of Transportation, binding the subdivider and all successors to the following:
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.
  - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
  - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Room 550. For an appointment, call (213) 482-7024.

**FIRE DEPARTMENT**

12. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Fire Department, with all the requirements and conditions contained in the Inter-Departmental Letter dated August 1, 2019 and attached to the case file for Vesting Tentative Tract No. 82342-SL.

**DEPARTMENT OF WATER AND POWER**

13. 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**

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

**BUREAU OF SANITATION**

15. The Wastewater Collection Systems Division of the Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tract/area and found no potential problems to their structures or potential maintenance problems, as stated in the memo dated July 8, 2019. 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**

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

**DEPARTMENT OF RECREATION AND PARKS**

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

**BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

18. 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.

19. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the

Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information.

## DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

20. 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 Vesting Tentative Tract No. 82342-SL shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum of seven (7) small lots.
  - c. The project shall not exceed 33 feet 6 inches in height, as defined by Section 12.21.1 B.3 of the LAMC. The measured height of the building may exclude roof structures and equipment, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Los Angeles Department of Building and Safety.
  - d. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
  - e. The Advisory Agency has approved a minimum 16-foot wide common access driveway (easement) that is clear to the sky for the approved subdivision.
  - f. A common access walkway (easement) shall provide pedestrian access from a public street to the subdivision. The common access walkway must be a minimum of 3 feet in width and remain unobstructed and open to the sky.
  - g. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone fence or decorative masonry wall or similar wall or fence shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
  - h. No vehicular gates shall be permitted within the development.
  - i. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - j. 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.

- k. A utility easement shall be provided per Department of Water and Power or similar agency requirements.
- l. All trash and recycling pick-up shall be conducted on-site.
- m. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
- n. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- o. A Maintenance Agreement 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 agreement and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement 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.
- p. 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 considered the following setbacks in conjunction with the approved map. Minor deviations to the map's 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.

In no event shall the front yard of the subdivision measure less than 15 feet in depth. A minimum 5-foot yard shall be required along the side lot line of the perimeter of the subdivision. A minimum 10-foot yard shall be required along the rear lot line of the perimeter of the subdivision.

Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	East Setback	South Setback	West Setback	North Setback
1	9 ft	15 ft	5 ft	4 in
2	5 ft	15 ft	9 ft	4 in
3	9 ft	4 in	5 ft	4 in
4	5 ft	4 in	9 ft	4 in
5	9 ft	4 in	5 ft	4 in
6	5 ft	4 in	9 ft	10 ft
7	9 ft	4 in	5 ft	10 ft

21. The small lot subdivision shall conform to the plans stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2019-3544-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 82342-SL to be inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency.
22. 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.
23. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.
- b. 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.
- c. 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 (b).
- d. 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. (b)
- e. If the City determines it necessary to protect the City's interests, 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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.

## **DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT HOME CONDITIONS**

SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency following the instructions of Form CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

### **BUREAU OF ENGINEERING – STANDARD CONDITIONS**

S-1.

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.
- f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- g. That any required slope easements be dedicated by the final map.
- h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

- i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - k. That no public street grade exceeds 15%.
  - l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - b. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - c. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
  - b. Construct any necessary drainage facilities.
  - c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

1. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on De Longpre Ave.

Notes:

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

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

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
- 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 2010.
- i. The following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve De Longpre Avenue being dedicated and 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.
- j. Construct the necessary on-site mainline sewers and house connection sewers satisfactory to the City Engineer.

**NOTES:**

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

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

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

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

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

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

**FINDINGS OF FACT (CEQA)**

The subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2019-3545-CE, for a Categorical Exemption, Class 32, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.

**CLASS 32 CATEGORICAL EXEMPTION**

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects". The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed below.

- (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 adopted Hollywood Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the subject property with a land use designation of Low Medium II Residential, corresponding to the RD1.5 and RD2

Zones. The subject property is zoned RD1.5-1XL, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The project proposes to subdivide the site into seven small lots pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-C,27. The applicant is not requesting a zone change or general plan amendment and the project would comply with the applicable regulations of small lot developments and the LAMC. The project would construct seven small lot homes – as proposed, the density, height (with the Adjustment), and other zoning attributes are consistent with the zone and other regulations including LAMC Section 17.53-J. Therefore, 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.

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

The project site is located in the Hollywood Community Plan area within Los Angeles city limits. The project site encompasses approximately 11,741 square feet of total lot area (approximately 0.27 acres). The site is in a built-up and previously developed area – it is currently developed with two single family homes. The neighborhood was primarily developed in the early 20th century, and the surrounding area is developed with a variety of single- and multi-family residential uses. The nearest commercial uses consist of a variety of retail, restaurant, and automotive uses along Highland Avenue, a major thoroughfare and the closest major street, located approximately 130 feet to the east of the subject property. Therefore, the project will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses.

**(c) The project site has no value as habitat for endangered, rare or threatened species:**

The project site is located in an urbanized area within the Hollywood Community Plan area. The project site and the surrounding neighborhood have been developed with structures and landscape for several decades. Although there were trees on the subject property per the Tree Report prepared by The Tree Resource dated July 25, 2019, there are no protected trees, as defined under Los Angeles Municipal Ordinance No. 177,404. Additionally, the project site does not include any riparian areas or other sensitive plant communities, and as an urbanized site with existing residential development, it does not have substantive value as a habitat for endangered, rare, or threatened species. Therefore, the project site has no value as habitat for endangered, rare, or threatened species.

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

**Traffic.** The project site is currently developed with two single family residences. The project proposes the demolition of all existing structures and the construction of seven small lot homes, resulting in a net increase of five units. Per the LADOT Traffic Study Exemption Threshold and the L.A. CEQA Thresholds Guide, a Traffic Study is only required for development projects forecast to generate over 43 afternoon commuter peak hour trips, or if more than 500 daily trips will be generated or diverted/shifted. The operation of seven small lot homes is not expected to exceed either of these thresholds. Additionally, further traffic review may be required if the project adds more than 25 residential units, as prescribed by LADOT; however, the project proposes a net increase of just five units, and thus does not exceed this threshold either. As a result, the project will not have a significant impact relating to traffic.

**Noise.** The project must 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. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. Section 41.40 of the LAMC regulates noise from demolition and construction activities and prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturdays and holidays; all such activities are also prohibited on Sundays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. As the project is required to comply with the above ordinances and regulations, it will not result in any significant noise impacts. All construction-related noise impacts would be less than significant and temporary in nature.

The project will not generate permanent significant operational noise impacts. The proposed project is residential and will result in a net increase of only five homes. Further, the proposed project maintains the existing residential use, which is not expected to introduce any stationary noise sources, and will not include any square footage of non-residential uses. Regulatory compliance with the applicable City codes would ensure that potential noise sources associated with residential uses, such as from air conditioning systems, recurrent activities including conversation and dog barking, and automobile operation, would not increase ambient noise levels to a significant level. Thus, the project will not result in any significant short-term or long-term effects relating to noise.

**Air Quality.**

An Air Quality Analysis evaluating the project for potential air quality impacts was prepared by DKA Planning dated May 2019. The study evaluates the project using the South Coast Air Quality Management District (SCAQMD) methodologies and Thresholds of Significance and concludes that project emissions do not exceed any air quality thresholds. Consistent with the State CEQA Guidelines, the following four potential impacts were evaluated:

- (1) *Conflict with or obstruct implementation of the applicable air quality plan -- less than significant.*

The proposed project and land uses are consistent with the applicable assumptions used in the development of the Air Quality Management Plan (AQMP) and would not jeopardize attainment of the air quality levels identified in the AQMP. The Project would comply with all SCAQMD rules and regulations that are applicable to the Project. Therefore, potential impacts associated with conflict with or obstruct implementation of the applicable air quality plan would be less than significant.

- (2) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard -- less than significant.*

Mass daily construction and operational emissions generated by the Project would not exceed any of SCAQMD thresholds of significance. Therefore construction and operation of the Project would not contribute substantially to an existing violation of air quality standards for regional pollutants.

In addition, appropriate dust control measures would be implemented as part of the proposed project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes (at least two times per day), applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Standard Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;

- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

By complying with all existing regulations governing both construction and operations, air quality impacts would be less than significant.

(3) *Expose sensitive receptors to substantial pollutant concentrations -- less than significant.*

Residential and school uses are considered sensitive. The nearest sensitive receptors to the Project Site are adjacent residences to the east, residences to the west (10 feet), residences to the south (60 feet), and Hollywood High School to the north (600 feet). Thus an analysis of potential exposure of sensitive receptors to substantial pollutants concentrations was conducted. Consistent with SCAQMD recommendations the localized significance thresholds for sites less than one acre in size were used to examine address the potential localized NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions to the area surrounding the project site. Peak daily emissions generated within the project site during construction activities would not exceed the applicable construction threshold for a less than one-acre site within 25 meters of a sensitive use. Therefore, localized air quality impacts from Project construction activities on the off-site sensitive receptors would be less than significant.

The project is a residential project. With regard to localized emissions, there are no actives on the project site that would emit substantial pollutants. However, SCAQMD suggests conducting a CO hotspots analysis for any intersection where a project would worsen the LOS from A through C to any level below C, and for any intersection rated D or worse where the project would increase the V/C ratio by two percent or more. Based on the Project's Traffic Report (see Appendix A), the Project proposes a net increase of five units and is not anticipated to have significant increase traffic impacts. Therefore, impacts with respect to localized CO concentrations would be less than significant.

(4) *Creation of objectionable odors affecting a substantial number of people -- less than significant.*

The proposed Project would intensify existing residential land uses in the area but would not result in activities that create objectionable odors. It would not include any land uses typically associated with unpleasant odors and local nuisances (e.g., rendering facilities, dry cleaners). SCAQMD regulations that govern nuisances would regulate any occasional odors. As a result, any odor impacts from the Project would be considered less than significant.

**Water Quality.** The project is not adjacent to any water sources and construction of the project will not impact water quality. The project maintains the existing residential use and will not generate, store, or dispose of substantial quantities of hazardous materials that could affect water quality. Construction activities would not involve any significant excavation near an identified water source. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70. Best Management Practices would also be required during general operation of the project to ensure that stormwater runoff meets the established water quality standards and waste discharge requirements. As the project consists of the new construction of only eight homes, it will not have a significant impact on the amount or quality of effluent generated. Therefore, development of the proposed project would not degrade the quality of stormwater runoff from the site and would not result in any significant effects relating to water quality.

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

The site is currently developed with residential buildings in a highly urbanized area served by existing public utilities and services. The site is fully served by public sewer and water, and the existing use at the site has been and will continued to be served by all required utilities and public services. The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. It is serviced by the LAPD's West Bureau, Hollywood Division and the West Bureau Fire Department. These utilities and public services have continuously served the neighborhood for many decades.

The project consists of the new construction of seven homes; two existing residences will be demolished, resulting in a net increase of just five units. As a result, the project will not have a significant impact on existing utility and service demand and capacities. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, and LED lighting. As a result, the proposed project will not create any impact on existing utilities and public services through the construction of eight new small lot homes.

**EXCEPTIONS TO CATEGORICAL EXEMPTIONS**

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project.

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

As the proposed Project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is non-applicable. The Project site is in an urbanized area in the City of Los Angeles. The Project site is not located in a particularly sensitive environment and would not be located on a site containing wetlands, endangered species, or wildlife habitats; therefore, this exception is not applicable.

- (b) **Cumulative Impact.** 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.

This exception does not apply to the proposed project. The project involves the construction of residential units in an area previously developed with and surrounded by residential uses. The project is entirely consistent with the existing General Plan designation and zoning, which accounts for the impacts of developments which are within their parameters, and as permitted by the Small Lot Ordinance and LAMC 17.53-J (Adjustments). Any successive projects of the same type and nature would reflect a development that is consistent with the underlying land use designation and the LAMC, and thus would be subject to the same regulations and requirements, including development standards and environmental impacts. The impacts of each subsequent project will be mitigated if necessary, and thus will not result in a cumulative impact. Therefore, impacts under this category will be less than significant.

- (c) **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.

This exception does not apply to the proposed project. The project site is comprised of approximately 11,741 square feet of lot area located in an urbanized area within the City of Los Angeles. The project consists of residential uses and operations that are compatible with the surrounding residential development and consistent with the underlying zone. The site does not demonstrate any unusual circumstances, and the project will not generate significant traffic, air quality, water quality, or noise impacts. There are no unusual circumstances that indicate this project would reasonably result in a significant effect on the environment.

- (d) **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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

This exception does not apply to the proposed project. According to the California Scenic Highway Mapping System, the project site is not located on or near a portion of a highway that is either eligible or officially designated as a state scenic highway.

- (e) **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.

This exception does not apply to the proposed project. The project site is not listed as a hazardous waste site on EnviroStor, California's data management system for tracking hazardous waste sites. Additionally, the subject property is in a well-established residential neighborhood, and the surrounding area has long been developed with urban residential uses. Hazardous waste and materials would not be expected to pose a significant constraint on sites long developed with such uses. Although there is the potential for asbestos and/or lead-based paint to be present in the existing buildings to be demolished due to their age, removal of such materials is subject to standard safety requirements and would not classify the project site as a hazardous waste site.

Additionally, the project site is not located within a Methane Zone or Methane Buffer Zone, nor is it located in a Hazardous Waste/Border Zone Properties area as designated by the City of Los Angeles. There are no oils, elevators, in-ground hydrologic systems, monitoring or water supply wells, or above- or below-ground storage tanks, or potentially fluid-filled electrical equipment on or immediately adjacent to the project site. No industrial wastewater is generated on the project site and sanitary wastewater is discharged to the City Bureau of Sanitation. Therefore, this exception for a Class 32 Categorical Exemption does not apply to this project.

- (f) **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 subject property, at 6817-6823 De Longpre Avenue, is currently developed with two existing single-family residences on two contiguous lots. Both existing residences date to 1912, and the surrounding area consists of other single- and multi-family residences and commercial and mixed-use buildings. No structures on the subject property have been identified through the SurveyLA database, and the project site is not located in a designated Historic Preservation Overlay Zone. The project site is also not identified in any state or national register of historic

resources. For these reasons, demolition of the existing structures on the project site and construction of the proposed project would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA, and this exception does not apply to the proposed project.

## CONCLUSION

As outlined above, the project is consistent with the surrounding developments, including established surrounding residential uses, and is entirely consistent with the existing General Plan designation, zoning, and requirements of the LAMC. The project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, environmental habitat, noise, air quality, or water quality. The project is located in an urbanized and long-developed area, and thus will be adequately served by all required public utilities and services.

In addition, as the project is in an urbanized area, it is not in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted by any federal, state, or local agency. The project will not result in any significant impacts and, therefore, will not make a cumulatively considerable contribution to any significant impacts that are not already accounted for by the General Plan and future environmental clearances. The project is consistent with the surrounding developments, including established surrounding residential uses, does not present any unusual circumstances, and would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA. Therefore, none of the possible exceptions to Categorical Exemptions, found in Section 15300.2 Exceptions, apply to this project, and as such, the project qualifies for a Class 32 Categorical Exemption.

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

In connection with the approval of Vesting Tentative Tract Map No. 82342-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 project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 and RD2 Zones. The property is currently zoned RD1.5-1XL, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing zoning and General Plan land use designation. Apartments, condominiums, and other multi-family uses are permitted in the RD1.5-1XL Zone

and Low Medium II Residential land use designation. The existing RD1.5-1XL Zone permits a density of one unit per 1,500 square feet of lot area. As such, the applicant would be permitted to construct a maximum of seven dwelling units on the subject property, which is 11,741 square feet in net area. With seven small lot homes proposed, the project's density does not exceed the maximum allowable density for the underlying zone. The RD1.5-1XL Zone permits a maximum building height of 30 feet. The project requesting an Adjustment for an additional 3.5 feet in height.

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. In addition, Section 12.22-C,27 of the LAMC (as amended by Ordinance No. 185,462, which became effective on April 18, 2018) details requirements for small lot subdivisions. For the request herein, the LAMC requires that the proposed small lot subdivision comply with the required minimum lot width of 18 feet; lot area of 600 square feet; lot coverage limitation of 75%; and ten-foot setback requirements for the rear, five-foot setback requirements for the sides, and setback requirements aligning with those of the underlying zone for the front boundaries of the subdivision. The proposed project complies with the requirements of both the tentative tract map and a small lot subdivision. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B and 12.22-C,27 of the Los Angeles Municipal Code.

**b. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.**

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 and RD2 Zones. The property is currently zoned RD1.5-1XL, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other 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 Subdivision Map Act expressly states that the "Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. Section 12.22-C, 27 of the LAMC (as amended by Ordinance No. 185,462, which became effective on April 18, 2018) details requirements for small lot subdivisions. For the request herein, the LAMC requires that the proposed small lot subdivision comply with the required minimum lot width of 18 feet; lot area of 600 square feet; lot coverage limitation of 75%; and ten-foot setback requirements for the rear, five-foot setback requirements for the sides, and setback requirements aligning with those of the underlying zone for the front boundaries of the subdivision. The proposed project complies with the requirements of both the tentative tract map and a small lot subdivision.

The design and improvement of the proposed subdivision are consistent with the Hollywood Community Plan and are not subject to any Specific Plan requirements. 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. Several public agencies, including the Department of Building and Safety, the Bureau of Engineering, and the Los Angeles Department of Transportation, have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the Community Plan and the General Plan.

**c. The site is physically suitable for the proposed type of development.**

The subject property is a rectangular-shaped parcel of land comprised of two existing contiguous lots totaling approximately 11,741 square feet (approximately 0.27 acres). The property has approximately 100 feet of frontage along the northern side of De Longpre Avenue to a depth of approximately 117 feet. The site is currently developed with four structures, including two single-family residences and two accessory structures; these will all be removed through the development

of the project. The two existing residential units on the site will be demolished, resulting in a net increase of five units through the development of the proposed project.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 and RD2 Zones. The subject property is currently zoned RD1.5-1XL, and is thus consistent with the existing land use designation. The existing RD1.5-1XL Zone permits a density of one unit per 1,500 square feet of lot area. As such, the applicant would be permitted to construct a maximum of seven dwelling units on the subject property, which is 11,742 square feet in net area. With seven small lot homes proposed, the project's density does not exceed the maximum allowable density for the underlying zone. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Department of Building and Safety, Grading Division has reviewed the application and approved the geology and soils report dated November 9, 2018 and referenced in the memo dated July 1, 2019 and attached to the case file. The report notes that earth materials at the subsurface exploration locations consist of alluvium. The Grading Division recommends to support the proposed structure(s) on conventional foundations bearing on native undisturbed soils or a blanket of properly placed fill. The project site is not located within any special hazard zone, methane zone, hillside or special grading area, or flood, landslide, or tsunami inundation zone. Conditions have been recommended and included to ensure that the development site is physically suitable, per the Department of Building and Safety Grading Division.

The project site is in a developed and urbanized residential neighborhood. The surrounding area is characterized by mostly level terrain and is developed with improved streets and a variety of single- and multi-family residences and mixed-use buildings. Nearby properties on the same block are zoned RD1.5-1XL and (T)(Q)RAS4-1-SN; properties on the block south of the project are zoned RD2-1XL and C2-1-SN. A six-story mixed use residential building abuts the site to the east and fronts Highland Avenue. Two-story multifamily buildings abut the site to the west and north. There are one- and two-story single family residents abutting to the north of the site and south across De Longpre Avenue from the site. The nearest commercial uses are located to the east of the site, along Highland Avenue and consist of a variety of retail, restaurant, and office uses. Highland Avenue is a major thoroughfare and is the closest major street, located approximately 130 feet to the east of the subject property. Sunset Boulevard is also nearby, located two blocks north, 470 feet from the site. As a continuation of the existing residential use, the proposed project is physically suitable for the surrounding area.

The Department of City Planning determined that the State Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section I, Class 32. This exemption is for infill developments meeting the following five criteria: (a) The

project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Planning staff also evaluated the exceptions to the use of categorical exemptions for the proposed project listed under "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. Therefore, material evidence supports that 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 General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The project site is located within the Hollywood Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 and RD2 Zones. The property is currently zoned RD1.5-1XL, and is thus consistent with the existing land use designation. The existing RD1.5-1XL Zone permits a density of one unit per 1,500 square feet of lot area. As such, the applicant would be permitted to construct a maximum of seven dwelling units on the subject property, which is 11,742 square feet in net area. With seven small lot homes proposed, the project's density does not exceed the maximum allowable density for the underlying zone.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of 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 and the surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorical Exempt from further CEQA review pursuant to Class 32 for infill development, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

**f. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

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

The project site is not located within any special hazard zone, methane zone, hillside or special grading area, or flood, landslide, or tsunami inundation zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, 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, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

**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.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**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 parcels to be subdivided, and other design and improvement requirements. A preliminary solar energy feasibility report, dated May 28, 2019, was submitted with the tract

respect to compatibility of use, density, provision of on-site parking, bulk, and mass.

The project site is in a developed and urbanized residential neighborhood. The surrounding area is characterized by mostly level terrain and is developed with improved streets and a variety of single- and multi-family residences and mixed-use buildings. Nearby properties on the same block are zoned RD1.5-1XL and (T)(Q)RAS4-1-SN; properties on the block south of the project are zoned RD2-1XL and C2-1-SN. A six-story mixed use residential building abuts the site to the east and fronts Highland Avenue. Two-story multifamily buildings abut the site to the west and north. There are one- and two-story single family residents abutting to the north of the site and south across De Longpre Avenue from the site. Therefore, the scale and use of the proposed subdivision is compatible with the surrounding area and will not introduce any new or unique conditions that would be harmful to public health, welfare or safety.

The roof railings are intended to serve as a safety barrier for the rooftop amenity deck. The deck is accessed by a stairwell with roof access structure that falls within the permitted 10 feet height exception pursuant to LAMC Section 12.21.1-B. Given that the roof access structure is permitted to rise 10 feet over the 30 foot height limit, the additional 3 feet 6 inches to accommodate roof railings conforms with the intent of the height regulation. The roof will provide desirable open space for the small lot units that would otherwise lack substantial open space.

The Department of City Planning determined that the State Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32. Therefore, the project as a whole will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

**3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

The applicant is requesting an Adjustment from L.A.M.C Section 12.21.1 to permit a building height of 33 feet 6 inches in lieu of the 30 feet maximum otherwise permitted by the 1XL height district. The Housing Element of the General Plan seeks to meet the variety of housing needs of the City's growing population through the provision of affordable housing and amenity-rich, sustainable neighborhoods for its residents. The proposed project is consistent with the following objectives and policies of the Housing Element:

*Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*

*Policy 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.*

application. The lot layout of the subdivision has taken into consideration the maximization of the north/south orientation. The topography of the site has also been considered in the maximization of passive and natural heating and cooling opportunities. However, the orientation of the subject property and the presence of self-blockage are not conducive to passive energy gain.

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 tract map was filed. 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 buildings on the site in relation to adjacent development.

### **FINDINGS OF FACT (ZONING ADMINISTRATOR'S ADJUSTMENT)**

- 1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject site is zoned RD1.5-1XL, which permits a maximum height of 30 feet for exclusively residential uses. LAMC Section 12.21.1-B permits exceptions to the height limitations to allow an additional 10 feet for roof access structures.

The proposed small lot residential project has a height of 30 feet to the top of the roof. The project also proposes roof railings along the perimeter of the deck that would add an additional 3 feet 6 inches, bringing the overall building height to 33 feet 6 inches. The roof railings are intended to serve as a safety barrier for the rooftop amenity deck. The deck is accessed by a stairwell with roof access structure that falls within the permitted 10 feet height exception pursuant to LAMC Section 12.21.1-B. Given that the roof access structure is permitted to rise 10 feet over the 30 foot height limit, the additional 3 feet 6 inches to accommodate roof railings conforms with the intent of the height regulation. The roof will provide desirable open space for the small lot units that would otherwise lack substantial recreational opportunities. The project complies with the small lot design standards that requires a 5-foot setback from the edge of the roof for roof decks to protect privacy for surrounding properties. As such, the proposed 3 foot 6 inch increase in height to accommodate roof railings conforms with the intent of the height regulations.

- 2. In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

With the exception of the Adjustment request for additional height of 33 feet 6 inches in lieu of 30 feet, the proposed project conforms to the zoning code with

*Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*

*Policy 2.2.5 Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.*

The proposed project provides for a net increase of five for-sale residential units at the site, thereby increasing homeownership opportunities in Hollywood. With the granting of the adjustment to permit an 11 percent increase in height, the project will be able to provide on-site recreational space for the residences. The inclusion of on-site open space allows the project to provide sufficient amenities to support the site's future residence.

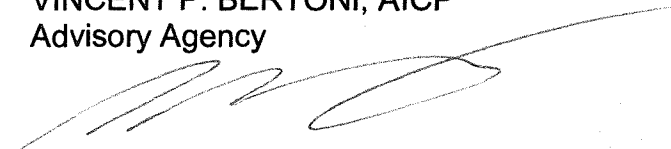
The project meets the following objectives and policies identified in the Hollywood Community Plan:

*To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.*

The proposed project provides the opportunity for individual choice in terms of fee-simple ownership of townhouse-style units. The request to increase building height by 11 percent will allow for the development of three new small lot homes with desirable amenity that provides for outdoor recreation. Therefore, the granting of the Zoning Administrator Adjustment is consistent with the intent and purpose of the General Plan and Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 82342-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency



JOJO PEWSEWANG  
Deputy Advisory Agency

JP:RO:bk

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 Central 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

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room  
251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles**  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd  
Floor  
Los Angeles, CA 90025  
(310) 231-2598

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

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

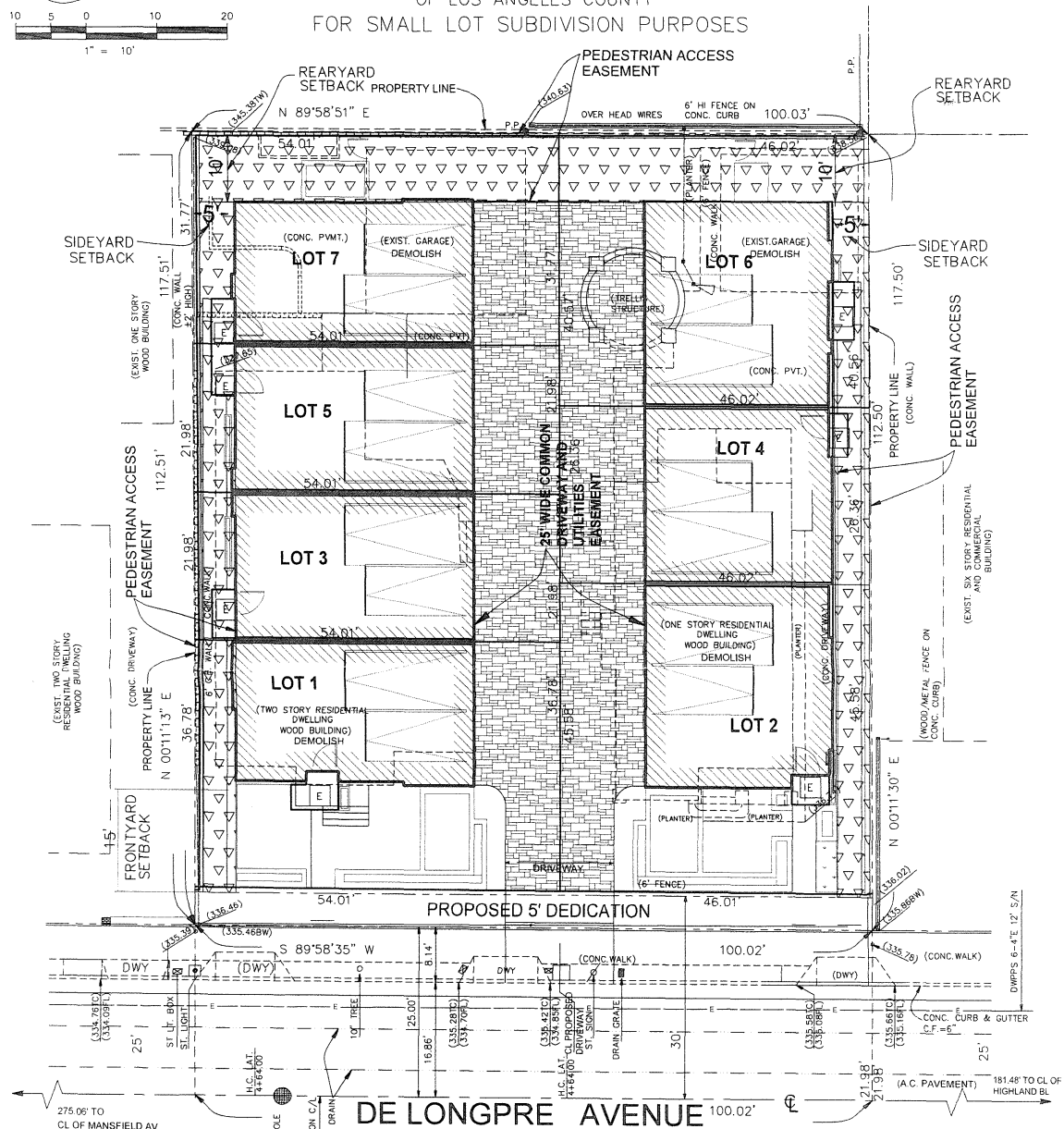
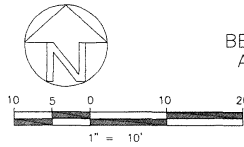
If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

JUL 18 2019

☒ REVISED MAP    ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT    ☐ MODIFIED  
DEPUTY ADVISORY AGENCY

VESTING TENTATIVE TRACT NO. 82342

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A PROPOSED SUBDIVISION OF LOTS 24 AND 25 SEAGER TRACT  
AS PER MAP RECORDED IN BOOK 10, PAGE 48 OF MAPS, RECORDS  
OF LOS ANGELES COUNTY  
FOR SMALL LOT SUBDIVISION PURPOSES



NOTES:

- |    |  |                               |
|----|--|-------------------------------|
| 1. | PROJECT ADDRESS:<br>6817-6823 W. DE LONGPRE AVE<br>LOS ANGELES CA 90028  | 8' SANITARY                   |
| 2. | PROPOSED 7 LOT SMALL LOT SUBDIVISION<br>WITH 2 PARKING SPACES IN EACH GARAGE.<br>THE PROJECT IS 3 STORIES, MAX HEIGHT 30'. |                               |
| 3. | PROPOSED PARKING: 14 SPACES (2 OWNERSHIP PER LOT)  |                               |
| 4. | EXISTING ZONE: RD-1.5-1XL<br>PROPOSED ZONE: NO PROPOSED ZONE CHANGE  |                               |
| 5. | PROPOSED DRAINAGE TO DE LONGPRE AVE.   |                               |
| 6. | REFERENCES:<br>DISTRICT MAP 14714815<br>THOMAS GUIDE 593-05, E5<br>APN: 5548-015-030, 5548-015-031                         | 10. NO OCEAN BAY, SITE LIMITS |
| 7. | SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE  | 11. AREA                      |
| 8. | HAZARDS<br>SITE IS NOT IN ANY HAZARDOUS AREAS  | 12. NOT IN THE R              |
| 9. | TRASH ENCLOSURES LOCATED INSIDE GARAGES.   | 13. THE                       |

LOT MATRIX							
LOTS	LOT AREA	EAST SETBACK	SOUTH SETBACK	WEST SETBACK	NORTH SETBACK	FOOT PRINT	LOT COVERAGE
LOT 1	1986 SF	9.00'	15.0'	5.00'	0.33'	782 SF	39%
LOT 2	2097 SF	5.00'	15.0'	9.00'	0.33'	889 SF	42%
LOT 3	1187 SF	9.00'	0.33'	5.00'	0.33'	797 SF	67%
LOT 4	1213 SF	5.00'	0.33'	9.00'	0.33'	756 SF	62%
LOT 5	1187 SF	9.00'	0.33'	5.00'	0.33'	797 SF	67%
LOT 6	1867 SF	5.00'	0.33'	9.00'	10.0'	885 SF	48%
LOT 7	1716 SF	9.00'	0.33'	5.00'	10.0'	782 SF	45%
TOTAL		11253 SF					

10. NO OAK TREE, WESTERN SYCAMORE, CALIFORNIA  
BAY AND/OR CALIFORNIA BLACK WALNUT ON  
SITE. THERE ARE NO TREES WITHIN SUBDIVISION  
LIMITS TO BE REMOVED. SEE ARBORIST LETTER.
11. AREA SUMMARY:      ACRES      SQUARE FEET  
GROSS                    0.327      14254  
BEFORE DED.           0.270      11753  
NET                      0.258      11253
12. NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION  
IN THE RD-1.5-XL ZONE PURSUANT TO ORD #185462
13. THE EXISTING LOT SLOPE IS APPROXIMATELY 2.3%

MAP PREPARED BY:  
DIRECT ALL CORRESPONDENCE TO:  
**CIVIL ENGINEER:**  
HARVEY A. GOODMAN  
CIVIL ENGINEER  
834-17TH STREET, SUITE 5  
SANTA MONICA CA 90403  
TEL: (310) 829-1037  
harvey@harveygoodman.com

OWNER AND  
SUBDIVIDER

ATTN: MR. TRAMS ELY  
6823 DE LONGPRE AVENUE LLC  
639 HUNTLEY DR., #4  
WEST HOLLYWOOD CA 90069  
TEL: (626) 538-7455

LEGEND:

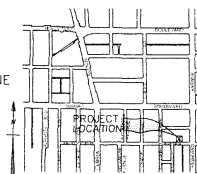
**E** UNIT ENTRY

INDICATES OUTLINE  
OF PROPOSED  
STRUCTURES.



BENCHMARK:

BENCH MARK NO.12-14250  
 DATUM: NAVD 1988  
 YEAR ADJ. 2000 ELEVATION 333.802  
 DESCRIPTION:  
 CUT SPIKE IN W CURB MC CADDEN P  
 18.5 FT N OF N CURB LINE  
 DE LONGPRE AVE S END CB.  
 NGS BM EW 1264.



## VICINITY MAP

NOT TO SCALE  
VESTING TENT TR NO. 82342  
THOS. GUIDE PAGE 593-D/E 5  
DATE 5/20/2019  
UPDATED 7/18/2019