

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

CITY PLANNING COMMISSION

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DEPUTY DIRECTOR

October 22, 2025

Applicant

Kevin Sedighan
SABD Investment Group, LLC
7461 Beverly Blvd. Unit 203
Los Angeles, CA 90036

RE: AA-2021-3676-PMLA-SL-HCA-EXT

Address: 4332 Alcove Avenue
Community Plan: Sherman Oaks - Studio City -
Toluca Lake - Cahuenga Pass
Council District: 4 – Nithya Raman
Zone: RD1.5-1-RIO

Representative

Oscar Ensafi
Approved Plans Inc.
5121 Van Nuys Boulevard Unit 203 A
Sherman Oaks, CA 91403

EXTENSION OF TIME

On February 17, 2022, the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2021-3676-PMLA-SLHCA in accordance with provisions of the Los Angeles Municipal Code (LAMC), Section 17.50, 17.53 J and 12.22 C.27 for a project located at 4332 North Alcove Avenue, for the subdivision of a single lot into three (3) small lots to allow for the construction of three (3) three-story small lot homes each having an Accessory Dwelling Unit (ADU); and an adjustment to allow up to a maximum 20 percent reduction in the northerly side yard to 5 feet and 0 inches in lieu of 5 feet and 8 2/5 inches in feet otherwise permitted pursuant to LAMC Section 12.09.1.B 2(a) as shown on the map stamp dated May 19, 2021 in the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Government Code Section 66452.6(e), Article 2, Chapter 3, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2021-3676-PMLA-SL-HCA. Therefore, the new expiration date for the subject map is **February 17, 2031** with no further extensions being granted.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, appearing to read 'Nelson Rodriguez', with a long horizontal flourish extending to the right.

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR

cc: Councilmember Nithya Raman

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: February 17, 2022

Appeal Period Ends: March 4, 2022

Kevin Sedighan (A)(O)
SABS Investment Group, LLC
7461 Beverly Boulevard, Unit #203
Los Angeles, CA 90036

Oscar Ensafi (R)
Approved Plans Inc.
5121 Van Nuys Boulevard, Unit #203A
Sherman Oaks, CA 91403

RE: Preliminary Parcel Map No.: AA-2021-3676-
PMLA-SL-HCA
Address: 4332 North Alcove Avenue
Community Plan: Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass
Zone: RD1.5-1-RIO
Council District: 4 – Raman
CEQA No.: ENV-2021-3677-CE
Related Case No. ADM-2021-3680-SLD

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, 17.03.A, 17.53 J, and 12.22 C.27, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-3676-PMLA-SL-HCA, located at 4332 North Alcove Avenue, for the subdivision of a single lot into three (3) small lots to allow for the construction of three (3) three-story small lot homes each having an Accessory Dwelling Unit (ADU); and an adjustment to allow up to a maximum 20 percent reduction in the northerly side yard to 5 feet 0 inches in lieu of 5 feet 8 2/5 inches feet otherwise permitted pursuant to LAMC Section 12.09.1.B 2(a) as shown on map stamp-dated May 19, 2021 in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan. 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, (310) 231-2901, 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

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That a 15-foot radius property line return be dedicated at intersection of Alcove Avenue and Bloomfield Street adjoining the subdivision.

2. That if this parcel 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 parcel 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.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

6. 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 Inter-Departmental Letter dated August 21, 2020, Log No. 114134 and attached to the case file for Case No. AA-2021-3676-PMLA-SL-HCA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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.

7. 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.
8. For any subdivision that shares a property line with an R1 or more restrictive single-family zone, the provisions of the front yard, side yard and rear yard of the underlying zone shall apply. The following setbacks shall apply to the perimeter of the subdivision:
 - a. A 15 ft. front yard setback shall apply to the Front Lot Line of the perimeter of the subdivision (along Alcove Avenue – 15 ft. Building Line);
 - b. A minimum 5-foot, 8 2/5-inch side yard shall be required along the Side Lot Line of the southerly perimeter of the subdivision; The RD1.5 Zone required a minimum 10% of the lot width (width of the subdivision) plus 1 additional foot for each story above 2 stories. A minimum 5-foot side yard shall be permitted along the northerly Side Lot Line (along Bloomfield Street).

- c. A minimum 15 ft. rear yard along the Rear Lot Line of the perimeter of the subdivision (along the East side of the perimeter of the subdivision);
 - d. No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
9. Revise the Setback Matrix to reflect the correct setbacks as describe in the above condition to match with the setbacks shown on the map.
 10. Revise the map to show that the lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the parcel map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this provision.
 11. Revise the map to show the Small Lot Single Family Subdivision in the Proposed RD1.5 Zone, pursuant to Ordinance No. 185,462, not 176,354.
 12. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway (ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Small Lot Subdivision Map.

There is a 15 ft. Building Line along Alcove Avenue on this Subdivision.

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.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.

13. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
14. A two-way driveway width of $W=12$ feet is required for all driveways, or to the satisfaction of DOT.
15. A parking area and driveway plan should 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 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

16. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is 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 lafdhydrants@lacity.org. You should advise any consultant representing you of this requirement as well.

17. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for the Fire Department apparatus and personnel to and into all structures shall be required.
 - b. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

DEPARTMENT OF WATER AND POWER

18. 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 SANITATION

19. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

DEPARTMENT OF RECREATION AND PARKS

Please contact RAP at (213) 202-2682 or rap.parkfees@lacity.org, for any questions regarding the following:

20. 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

Removal of Protected trees, and removal or planting of any tree in the public right-of-way 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 removal.

21. The applicant shall submit a Protected Tree Report with a tree replacement plan prepared by a Tree Expert, as required by LAMC Ordinance No. 186,873, for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 4:1 tree replacement shall be required for the unavoidable loss of any protected on-site trees.
22. 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. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

BUREAU OF STREET LIGHTING

23. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

24. 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 Preliminary Parcel Map No. AA-2021-3676-PMLA-SL-HCA shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of three (3) small lots.
 - c. Parking shall be provided in conformance with LAMC Section 12.21-A,4.
 - 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 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.
- f. 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.
- 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. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- i. 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.
- j. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the Parcel Map file.
- k. **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 side yards of the entire subdivision measure less than 5 feet in width.

Setbacks shall be permitted as follows:

| | Parcel “A” | Parcel “B” | Parcel “C” |
|------------------------------------|------------------------|-------------------------|-------------------------|
| Front Lot Line Designation | Westerly Property Line | Northerly Property Line | Northerly Property Line |
| Front Yard Setback | 15’ | 5’ | 5’ |
| Side Yard Outside of the Property | 5’ | 0” | 15’ |
| Side Yard of the Internal Property | 5’ 8 2/5” | 2” , 2” | 2” |
| Rear Yards | 2” | 5’ 8 2/5” | 5’ 8 2/5” |

- I. The small lot subdivision shall conform to the plans stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2021-3680-SLD. In the event the Advisory Agency modifies Preliminary Parcel Map No. AA-2021-3676-PMLA-SL-HCA 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 prior to the issuance of a building permit.
25. **Landscaping (River Improvement Overlay District).** 75 percent of the project's newly landscaped area shall be planted with any combination of the following: native trees, plants and shrubs, or species defined as WatershedWise, or species listed in the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes.
26. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
27. **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 cost 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.
- f. 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 the 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- 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. Construct new street lights: one (1) on Alcove Avenue and one (1) on Bloomfield Street.

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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 1. Improve Alcove Avenue adjoining the subdivision by the removal of the existing concrete sidewalk and reconstruction of a new 5-foot-wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.
 2. Improve Bloomfield Street adjoining the subdivision by the construction of a new 5-foot-wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.
 3. Improve the newly dedicated corner cut with concrete sidewalks and reconstruction of the existing curb ramp.
 4. 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 tract action. However the existing or proposed zoning may not permit this number of units.

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303 and 15315, Classes 3 and 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and

provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from the environmental review pursuant to Article 19, Classes 3 and 15 of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2021-3676-PMLA-SL-HCA, 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.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The proposed Preliminary Parcel Map is for the subdivision of a single lot into three (3) small lots for the proposed three (3), three-story small lot homes.

The subject property is comprised of an approximately 5,564 square-foot lot located at southeast corner of Bloomfield Street and Alcove Avenue. The property has a street frontage of approximately 47 feet along the east side of Alcove Avenue, and approximately 118 feet of street frontage along the south side of Bloomfield Street. The subject property is zoned RD1.5-1-RIO and is located within the Sherman Oaks Studio City – Toluca Lake – Cahuenga Pass Community Plan Area. The Community Plan designates the subject property for Low Medium Residential land uses corresponding to the RZ, RD6, RD5, RD4, RD3, RD2, and RD1.5 zones. The subject property's zoning is thus consistent with the General Plan's land use designation for the site. The project site is subject to a 15-foot Building Line established by Ordinance No. 136025 that runs along the east side of Alcove Avenue. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance.

The project site is located within approximately 3 kilometers of the nearest fault (Hollywood Fault). The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Area, a Flood Zone, a Landslide Area, a Tsunami Inundation Zone, Methane Zone or Methane Buffer Zone, BOE Special Grading Area, or Very High Fire Hazard Severity Zone. The project site is located within a Liquefaction Area. The proposed subdivision of one (1) lot will create three (3) small lots and allow the construction of three (3), three-story single-family residential dwelling units. In addition, each proposed small lot home will contain an Accessory Dwelling Unit located at the first-floor level. The westerly small lot home will front Alcove Avenue, and the interior and easterly small lot homes will front Bloomfield Street. The project will comply with the development standards established by the RD1.5-RIO Zone, the City's Small Lot Subdivision Ordinance, as well as the City's Accessory Dwelling Unit Ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Medium Residential and the RD1.5-1-RIO zoning of the site. The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

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”). 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 percent; and 15-foot setback requirements for the rear (abutting the R1-1 - Zoned portion of the property), and setback requirements aligning with those of the underlying zone for the front boundaries of the subdivision. The amended ordinance also requires all small lot subdivision maps to comply with established Small Lot Map Standards, as well as compliance with and an administrative clearance review of established design standards. The project is seeking a deviation to permit northerly perimeter side yard setback of 5 feet 0 inches in lieu of 5 feet 8 2/5 inches feet otherwise permitted pursuant to LAMC Section 12.09.1.B 2(a); the proposed project otherwise entirely complies with the requirements of both the preliminary parcel map and a small lot subdivision in this zone.

For the purposes of approving a small lot subdivision, the “design” of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and “improvements” refer to the infrastructure facilities serving the subdivision. The design and improvement of the proposed subdivision are consistent with the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan and are not subject to any specific plan requirements. Furthermore, the design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. 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; some of these agencies have imposed improvement requirements and/or conditions of approval. These comments and conditions are listed in further detail in the Draft Preliminary Parcel Map Report with Conditions. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement 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.

On September 15, 2021, an administrative clearance was issued for the proposed project after determining project’s compliance with the Small Lot Design Standards. The Small Lot Design Standards establish specific and enforceable design rules to ensure a small lot subdivision’s compatibility with existing by-right zoning and neighborhood contexts. These standards address numerous design components including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. Compliance with the Small Lot Design Standards is a requirement established by the Small Lot Subdivision Ordinance.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with LAMC Sections 17.01, 17.05-C, 17.06-B, 17.50 and 17.53 and the Small Lot Subdivision Ordinance.

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

Pursuant to Section 66418 of the Subdivision 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 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.” Sections 17.05-C of the LAMC enumerates the 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”). The requested map meets the required components of a Preliminary Parcel Map.

The design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Building and Safety, Bureau of Engineering, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project site is a flat, rectangular-shaped, corner lot, with a lot area of approximately 5,564 square feet. The subject property is currently developed with a one-story, single-family dwelling. The proposed subdivision of one (1) lot will create three (3) small lots and allow the construction of three (3), three-story single-family residential dwelling units each having two (2) vehicular parking spaces, for a total of six (6) parking spaces. In addition, each proposed small lot home will contain an Accessory Dwelling Unit (ADU) located at the first-floor level.

The subject property is zoned RD1.5-1-RIO and is located within the Sherman Oaks Studio City – Toluca Lake – Cahuenga Pass Community Plan Area. The Community Plan designates the subject property for Low Medium Residential land uses corresponding to the RZ, RD6, RD5, RD4, RD3, RD2, and RD1.5 zones. The project site is also subject to a 15-foot Building Line established by Ordinance No. 136025 that runs along the easterly side of Alcove Avenue. The property falls within the River Improvement Overlay (RIO) District (ZI-2358). The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance.

Properties surrounding the project site are zoned R3-1-RIO, RD1.5-1-RIO, RD2-1-RIO, and R1-1-RIO and are improved with single- and multi-family residential buildings, ranging from

one to three stories in height. Properties within the surrounding neighborhood are level with fully improved streets. The property abutting the project site to the west is zoned RD1.5-1-RIO, and is improved with a one-story, single-family dwelling. Abutting the project site to the northwest is a property zoned RD1.5-1-RIO and is improved with a three-story residential condominium. Properties abutting the project site to the north are zoned RD1.5-1-RIO and R3-1-RIO and are improved with a one-story single-family dwelling and two one-story multi-family buildings. Adjoining the project site to the east is a R1-1-RIO zoned parcel of land comprised of two lots improved with a one-story single-family dwelling. Adjoining the subject site to the south is an RD1.5-1-RIO zoned property improved with a one-story single-family dwelling.

The project site is located within approximately 3 kilometers of the nearest fault (Hollywood Fault). The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Area, a Flood Zone, a Landslide Area, a Tsunami Inundation Zone, Methane Zone or Methane Buffer Zone, BOE Special Grading Area, or Very High Fire Hazard Severity Zone. The project site is located within a Liquefaction Area. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The site is zoned RD1.5-1-RIO with a land use designation of Low Medium Residential within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The subject site's RD1.5 zoning permits a density of one (1) dwelling unit per 1,500 square feet of lot area. As such, a maximum of three (3) dwelling units would be allowed on the 5,564 square-foot site by-right.

The proposed project involves the construction of three (3), three-story small lot homes. The project complies with the RD1.5-1-RIO zone development standards which regulate the maximum allowable density, height, floor area ratio, setbacks, and parking. All three (3) small lot homes will have a maximum height of 34 feet, 6 inches and will each provide two (2) parking spaces for a total of six (6) parking spaces.

The project also complies with the Small Lot Subdivision Ordinance Amendment which provides updated regulations for small lot subdivision projects in regards to minimum lot area, setback, passageway, and fence/wall height requirements as well as the elimination of standardized open space and guest parking requirements.

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 environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Classes 3 and 15 for construction of a limited number of new, small facilities, or structures, and minor land divisions, 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.

Therefore, as the subject site is located in a developed area of the City of Los Angeles, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or 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) and the Building Code. Other health and safety related requirements, as mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

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 will 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.

The area surrounding the property is fully developed with active residential uses indicating that sewers and other services are available. Additionally, an environmental assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2021-3677-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment and is therefore exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not 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 contains a legally recorded lot identified by the Assessor Parcel Number: 2375-008-021. 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 or the termination of such 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, published by Approved Plans Inc., was submitted with the parcel map application. The report considers the feasibility of solar energy for the project and concludes that the local climate is conducive to the use of solar energy. A final solar report providing additional information will be submitted to the Advisory Agency prior to the recordation of the final map.

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 preliminary parcel 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.

ADJUSTMENT FINDINGS

LAMC Section 17.53 J grants further authority to the Advisory Agency in the capacity of an Associate Zoning Administrator in that they will have the authority to reduce widths or passageways and to grant deviations of no more than 20 percent from the applicable area, yard, and height requirements. The following are the findings of fact for the requested reductions in yards.

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 project site is a flat, rectangular-shaped, corner lot, with a lot area of approximately 5,564 square feet. The property has a street frontage of approximately 47 feet along the east side of Alcove Avenue, approximately 118 feet of street frontage along the south side of Bloomfield Street, and has a lot depth of approximately 119 feet. The subject property is currently

developed with a one-story, single-family dwelling. In addition, there are a total of three (3) trees on the subject property.

The project involves the demolition of the existing one-story, single-family dwelling and a request for a Preliminary Parcel Map for the subdivision of a 5,564 square-foot lot to create three (3) small lots in conjunction with the construction, use, and maintenance of three (3), three-story small lot homes. Each proposed small lot home will contain an Accessory Dwelling Unit (ADU) located at the first-floor level.

The project site is a rectangular-shaped, corner lot, having a substandard lot width of 47 feet. The subject property's constrained lot width, make the project's compliance with site's side yard requirements infeasible. In order to maintain the project's viability, the applicant is seeking an adjustment pursuant to LAMC Section 17.03.A to allow a 5-foot side yard in lieu of 5 feet, 8 2/5 inches along the northerly property line otherwise permitted pursuant to LAMC Section 12.09.1.B 2(a).

The intent of setback requirements in the Zoning Code, is to insure that all properties benefit from adequate access to light, air, and privacy. Additionally, open space requirements for small lot projects are intended to address the aforementioned services. Per LAMC Section 12.22 C.27(a)(3), The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract or parcel map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this provision. In order to meet the LAMC's open space requirement, the small lot homes feature balconies as well as private roof decks. The adjustment for reduced setbacks enables the project to maximize its development and meet open space requirements while maintaining adequate access to light, air, and privacy for adjacent properties. Furthermore, the project site's northerly perimeter adjoins Bloomfield Street. As such, the reduction in the project's northerly side yard would not impact any residential properties to the north. Therefore, the adjustment to allow for a reduction in the proposed project's northerly required side yard is consistent with the intent of the regulations of the Zoning Code.

- 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.**

The project involves the demolition of the existing one-story, single-family dwelling and a request for a Preliminary Parcel Map for the subdivision of a 5,564 square-foot lot to create three (3) small lots in conjunction with the construction, use, and maintenance of three (3), three-story small lot homes. Each proposed small lot home will contain an Accessory Dwelling Unit located at the first-floor level. The project will maintain a 15-foot westerly front yard, a 5-foot northerly side yard, a 5 foot 8 2/5 inch southerly side yard, and a 15-foot easterly rear yard. The project involves the removal of two (2) of the three (3) existing on-site trees. The project will remove one (1) non-protected Avocado Tree and one (1) protected Western Sycamore. The removal and replacement of protected trees requires the approval of the Board of Public Works.

Properties surrounding the project site are zoned R3-1-RIO, RD1.5-1-RIO, RD2-1-RIO, and R1-1-RIO and are improved with single- and multi-family residential buildings, ranging from one to three stories in height. Properties within the surrounding neighborhood are flat with fully improved streets. The property abutting the project site to the west is zoned RD1.5-1-

RIO, and is improved with a one-story, single-family dwelling. Abutting the project site to the northwest is a property zoned RD1.5-1-RIO and is improved with a three-story residential condominium. Properties abutting the project site to the north are zoned RD1.5-1-RIO and R3-1-RIO and are improved with a one-story single-family dwelling and two one-story multi-family buildings. Adjoining the project site to the east is a R1-1-RIO zoned parcel of land comprised of two lots improved with a one-story single-family dwelling. Adjoining the subject site to the south is an RD1.5-1-RIO zoned property improved with a one-story single-family dwelling.

Properties most likely impacted by the proposed project, include a south-adjoining single-story, single-family dwelling, and an east-adjoining single-story, single-family dwelling. While there is a significant contrast in height and number of stories between the single-family residences and the proposed development, the project is not seeking an adjustment for the easterly rear yard and will maintain a 15-foot setback from the property line. The project will also maintain a 5-foot 8 2/5-inch setback from the southerly property line as required per LAMC. The proposed three (3) three-story small lot homes are within relative scale and character of the northwesterly-abutting three-story condominium, and single- and multi-family residences ranging from one to three stories in height along Alcove Avenue. Properties west of Alcove Avenue are zoned RD1.5 and are predominately improved with multi-family residential buildings ranging from two to three stories in height.

The proposed project conforms to applicable provisions of the General Plan and Zoning Code. The granting of the adjustment for a reduction in the northerly required side yard serves to mitigate the challenges posed by the site characteristics such as the property's substandard lot width of 47 feet. The approval has been well conditioned to ensure that the proposed project maintains the scale and character of the surrounding neighborhood. Therefore, as conditioned herein, 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.

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 project is in substantial conformance with the purposes, intent and provisions of the General Plan and the applicable community plan. The City of Los Angeles General Plan outlines goals, objectives, and procedures to provide a roadmap for land use policies that aims to meet the existing and future development of the community, while incorporating state-mandated elements. The Framework Element is a comprehensive long-range growth strategy for the City that defines citywide policies regarding pertinent issues including land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. Additionally, the Framework Element functions as a vital tool in determining the merits of the project in relation to the subject site's land use designation and the surrounding area compared to the established goals of the City.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within boundaries of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area. The Community Plan designates the subject property for Low Medium Residential land use corresponding to the RZ, RD6, RD5, RD4, RD3, RD2, and RD1.5 zones. The subject property's RD1.5 zoning is thus consistent with the General Plan's land use designation for the site. In addition, the proposed project is consistent with, and meets the goal and objectives of the Sherman Oaks – Studio City – Toluca Lake –

Cahuenga Pass Community Plan. The proposed three (3) small lot homes will result in a net increase of two (2) dwelling units on the subject property, adding new desirable single-family housing to the neighborhood and contribute to the City's housing stock. The project meets the intent of the following goal and objectives of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan:

GOAL 1: A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

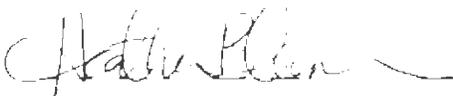
Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single- and multi-family neighborhoods.

The proposed project, will result in the production of new residential units, helping to meet the City's urgent need for more housing. Additionally, the availability of three (3) new small lot homes will provide opportunities for homeownership. The development of the project site with three (3) small lot homes is consistent with the zone and land use designation of the subject site, under the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area. The proposed project was thoughtfully designed to be compatible with the scale and character of the surrounding neighborhood. The project complies with the Small Lot Design Standards which establish specific and enforceable design rules to ensure a small lot subdivision's compatibility with existing by-right zoning and neighborhood contexts. These standards address numerous design components including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan, and the applicable community plan.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2021-3676-PMLA-SL-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency



HEATHER BLEEMERS
Deputy Advisory Agency

HB:EA:TM:bk

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the East Los Angeles Planning Commission, it must be accepted as complete by the City Planning Department and

appeal fees paid, prior to expiration of the above 15-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
Planning.figcounter@lacity.org

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050
Planning.mbc2@lacity.org

West Los Angeles
West Los Angeles
Development Services
Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598
Planning.westla@lacity.org

Forms are also available online at <https://planning.lacity.org/development-services/forms>

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.

PRELIMINARY PARCEL MAP LA NO. AA-2021- 3676-PMLA-SL-HCA

SITE ADDRESS : 4332 W. ALCOVE AVE., STUDIO CITY. 91604

LEGAL DESCRIPTION :

BEING A SUBDIVISION OF LOT 29 OF TR 9245 PER MAP RECORDED IN BOOK 129 PAGE 42 / 43 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

 Indicates the future 3- three story S.F.D, with attached garages and ADU, 34'-6" building height.

* NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE PROPOSED RD1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354.*



SCALE : 1" = 30'
REVISED DATE : 12 - 29 - 21

INDICATES THE BORDER OF THE LAND BEING SUBDIVIDED

Proposed Project:

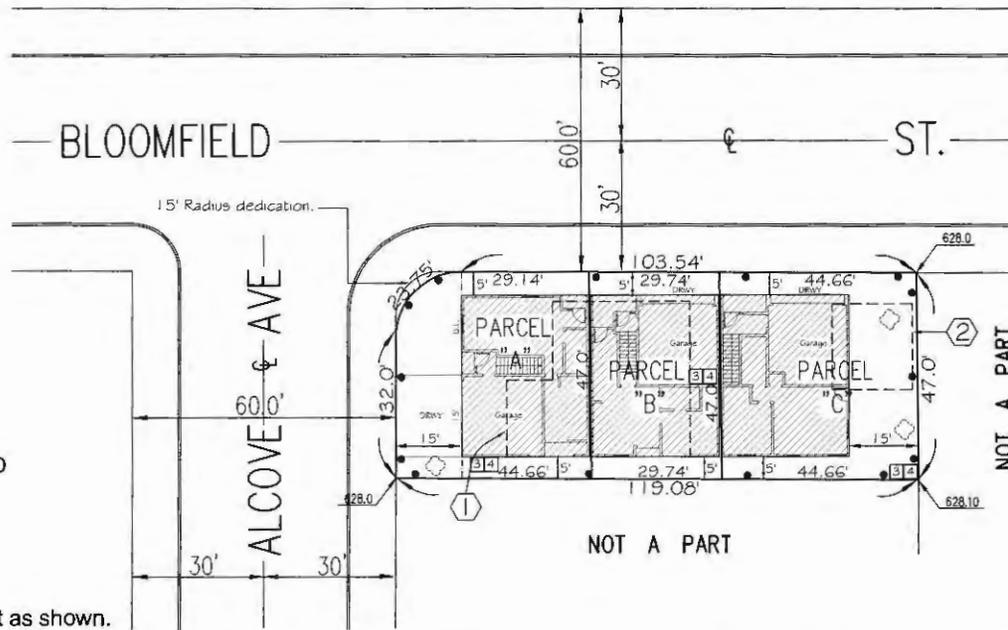
Small Lot Subdivision from one lot to three single family parcels.

Zoning ;

Existing and Proposed Zone : RDI.5-1-RIO

General Notes :

- Site is relatively level.
- There is no easement on the property except as shown.
- There is no hazard or hazardous material on the property except being located at Methane Buffer Zone.
- Surface & Contributory drain to be conveyed to the street .
- Sewer disposal by underground sewer system.
- ①,② - The existing one story S.F.D and detached garage which are subject for removal.
- ③④ - Trash and recycle area.



NOT A PART

NOT A PART

AREA :

TOTAL GROSS : 5,563.9 SQ-FT (0.128 ACRE)
TOTAL NET : 5,537.4 SQ-FT (0.127 ACRE)

PARCEL "A" : 2,040.60 SQ-FT (0.047 ACRE)
PARCEL "B" : 1,397.78 SQ-FT (0.032 ACRE)
PARCEL "C" : 2,099.02 SQ-FT (0.048 ACRE)

OWNER / SUBDIVIDER

KEVIN SEDIGHAN
7481 BEVERLY BLVD. #202
LOS ANGELES, CA. 90036
E.mail : ksedighan@gmail.com
(818) 357-8621

LAND USE CONSULTANT

APPROVED PLANS INC.
OSCAR ENSAFI
5121 VAN NUYS BLVD. #203A
SHERMAN OAKS , CA. 91403
E.mail : approvedplans@yahoo.com
(818) 988 - 3242

TREE NOTES :



See provided tree report for additional info.

| FRONT LOT LINE DESIGNATION | PARCEL "A" WESTERLY PROPERTY LINE | PARCEL "B" NORTHERLY PROPERTY LINE | PARCEL "C" NORTHERLY PROPERTY LINE |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|
| FRONT YARD SETBACK | 15' | 5'-0" | 5' |
| SIDEYARD OUTSIDE OF THE PROPERTY | 5' | - | 15' |
| SIDEYARD INTERNAL OF THE PROPERTY | 5' | 2' , 2" | 2" |
| REAR YARDS | 2' | 5' | 5' |