

FINDINGS

(As Amended by the City Planning Commission at its meeting on April 23, 2026)

FINDINGS OF FACT (CEQA)

The Advisory Agency determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 (Class 3) and 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2023-8121-PMLA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Bel Air – Beverly Crest Community Plan, which designates the site with a Minimum Residential and Very Low I Residential land use designation. Corresponding zones for Minimum Residential are A1, A2, and RE40. The corresponding zone for Very Low I Residential is RE20. The Project Site is zoned RE20-1-H-HCR, which is consistent with the land use designation. The proposed subdivision will create two lots in excess of 20,000 feet to accommodate both the existing single-family dwelling on the proposed Parcel A and one (1) additional future single-family dwelling on the proposed Parcel B.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, and 17.06 B, and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RE20-1-H-HCR, the existing lot could be divided into up to seven (7) lots with a minimum size of 20,000 square feet. As the map is proposed for a two-lot subdivision resulting in two lots over 20,000 feet in size, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Linda Flora Drive, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Further, the Bureau of Street Lighting has conditioned the project to improve Vista Moraga with one (1) additional streetlight and Linda Flora Drive with two (2) new streetlights. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is a single, 3.29-acre parcel. The site is developed with an existing 13,169 square-foot single-family dwelling with an accessory pool house and pool. The project site is located within the 1.4 km (0.87 miles) from the Hollywood Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within flood zone, liquefaction, methane, or tsunami inundation zone. The site is located within a designated hillside area, a landslide area, a Very High Fire Severity Zone, and within the BOE Special Grading Area, and will be required to comply with all applicable regulations as it pertains to development within these zones. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The parcel map has been reviewed by Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, which has determined that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt; and, although it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered

retaining structure to remove potential geologic hazards. Therefore, the site will be physically suitable for the proposed type of development.

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

The properties to the north and east have a land use designation of Very Low I Residential and are zoned RE20-1-H-HCR. The properties to the south and west are designated Minimum Residential and also zoned RE20-1-H-HCR. All adjacent properties are developed with single-family dwelling, and there is one vacant parcel to the south. The project site, which is comprised of one parcels, consists of approximately 143,359 square feet of land and is developed with a 13,169 square-foot single-family dwelling built in 1988. The Project does not propose any construction, but the proposed Parcel B will accommodate up to one (1) single-family dwelling as required by the zoning and land use designations. As proposed, the subdivision conforms to existing density restrictions placed on the site. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of any future demolition, grading, or building permits, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a single-family home. There are 38 trees on the project site, none of which are protected as identified in a tree survey prepared by Arbor Care, Inc. in October of 2023. The surrounding area is substantially developed with low density residential structures in the hillside area. A revised Biological Resources Report dated April 15, 2025, prepared by Marcus A. England of England Ecology, was submitted for the environmental casefile ENV-2023-8122-CE in response to staff comments regarding the first Biological Resources Report dated and submitted March 26, 2025. The revised report concludes that no significant environmental impacts would occur from the proposed land division and any subsequent development of the site as allowed by-right pursuant to the parameters of the RE20-1-H-HCR Zone per the Los Angeles Municipal Code. The proposed subdivision does not include any new construction or disturbance of the existing property. In addition, a supplemental memorandum and photo exhibit was prepared on April 30, 2025 and submitted for the case file on June 23, 2025, providing additional evidence to support the original report's conclusion that wildlife movement through the subject property is unlikely to occur due to the subject site's existing conditions and obstructions. The proposed subdivision nor subsequent potential by-right construction will not cause substantial environmental damage or injury to fish and wildlife or their habitat.

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

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

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

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage on Linda Flora Drive, a public street. The project site consists of a parcel identified as Lot No. 5 of Tract 37150 and is identified by the Assessor Parcel Map No. 436-800-3021. There is an existing ten-foot pedestrian access easement connecting Vista Moraga, a private street, to Linda Flora Drive that is shared in part with an additional ten-foot drainage easement that traverses the proposed Parcel A, as delineated in the revised map. The shape of the parcels as designed accommodates these existing easements and will not prejudice them by allowing them to remain within the proposed Parcel A. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel 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 the property within the proposed subdivision.

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation,

exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.