

FINDINGS

FINDINGS OF FACT (CEQA)

The Advisory Agency has determined that based on the whole of the administrative record, Case No. ENV-2025-1299-CE, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 of the State CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 84762-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 Land Use Element of the General Plan consists of 34 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 site is also located within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, which establishes goals, objectives, and policies for future developments that supersede the LAMC.

The proposed subdivision of land is regulated pursuant to Article 7 of Chapter 1 of the LAMC. Specifically, Section 17.05 requires that the Tract Map be designed in compliance with the zoning regulations applicable to the project site. The project site is located within the Hollywood Community Plan, where an update of the Hollywood Community Plan was adopted by City Council on May 9, 2023, and became operative on February 11, 2025 before this case was filed. The Hollywood Community Plan designates the site with a Low Medium II Residential Land Use designation corresponding to the RD Zone. The project site is zoned RD1.5-1XL, which is consistent with the land use designation. Moreover, the project site is located within Subarea B of the SNAP and is consistent with its standards and regulations. The proposed project includes interior remodel but does not propose any new construction to expand the existing building floor area, footprint, or height. As shown on the Vesting Tentative Map, the applicant proposes to subdivide the project site into nine (9) small lots, pursuant to Small Lot Ordinance No. 185,462. As previously mentioned, the site is located within Subarea B of the SNAP. The project also includes a request to waive a two (2) foot widening improvement requirement along the West Melrose Avenue adjacent to the project's street frontage to retain the existing 20-foot adjacent half roadway with a five (5)-foot sidewalk in lieu of the required 22-foot adjacent half roadway.

The Project is consistent with the following Hollywood Community Plan Policies:

LU1.1 Neighborhood character. Maintain the distinguishing characteristics of Hollywood's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development. (P1, P5, P7)

The Project will maintain neighborhood character by continuing the use of the site as bungalow court housing. The Project protects the character of the existing neighborhood by maintaining what is on site, in lieu of clearing and demolishing the site to make way for new development that could potentially be out-of-scale.

LU5.1 Individual choice and affordability. Provide a variety of rental and ownership housing opportunities for households of all income levels, sizes, and needs, including middle income and workforce populations. (P99)

The Project will create opportunities for homeownership while maintaining the existing development patterns in this part of the Hollywood Community Plan Area.

LU5.11 Address diverse resident needs. Provide for the preservation of existing housing stock and for the development of new housing to meet the diverse economic and physical needs of existing residents and the projected population of the Community Plan Area to the year 2040. (P103)

The Project will preserve the existing housing stock while meeting the demand for homeownership by continuing the use of the site as bungalow court housing. The Project allows for units that could be purchased by first time home buyers while maintaining neighborhood character.

Pursuant to Section 3 of the SNAP, the provisions in the Specific Plan which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking, or other controls on development than would be allowed or required pursuant to the provisions contained in the Los Angeles Municipal Code (LAMC), prevail and supersede the applicable provisions of the LAMC. The SNAP was adopted in 2001, while the Small Lot Subdivision Ordinance was adopted in 2005, and subsequently amended in 2014 to allow early start construction of projects that want to begin construction utilizing the modified development standards for Small Lot Subdivisions prior to the recordation of a subdivision map. The Small Lot Ordinance modifies the required minimum lot size, width and coverage, and reduces yards, passageways, and building separation for a standard subdivision and development of residential uses, in order to provide greater flexibility in accommodating the construction of fee-simple housing on smaller sized lots than would otherwise be permitted for a multi-family residentially zoned lot. For these reasons, the Small Lot Subdivision Ordinance contains language to allow projects that will be developed as Small Lot Subdivisions to deviate from these requirements prior to the recordation of a final map. However, the Ordinance does not contain language to supersede any Specific Plan regulations prior to the recordation of the final map. Therefore, the proposed project is reviewed as one (1) development project and obligated to comply with the multi-family design and development regulations of the Specific Plan, as the provisions of the Small Lot Ordinance do not take effect until after the map is recorded.

In accordance with the Advisory Agency Policy No. 2006-2, the tenants of the existing units are entitled to tenant notification of at least a 180-day written notice of intention to convert pursuant to Government Code Section 66427.1(c). Condition No. SL-1 requires

the applicant to provide a written notice of intention to convert, execute and record a Covenant and Agreement, which as such addresses the tenant notification requirement.

Additionally, the tenants of the existing units are entitled to relocation assistance in a manner consistent with Section 12.95.2 G and 47.06 of LAMC Chapter 1 and any additional ordinances that may provide greater relocation assistance for rental subsidies. Condition No. 33 requires the applicant to execute and record a Covenant and Agreement binding the applicant and any successor in interest to provide relocation assistance, which as such addresses the tenant relocation assistance requirement.

Pursuant to LAMC Section 17.06 B., a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It 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 Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan, the Vermont/Western SNAP Specific Plan, the Hollywood Redevelopment Plan, and the Adaptive Reuse Incentive Area Specific Plan subject to the approval of the related case, Case No. ADM-2025-1671-SLD.

(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 Chapter 1, 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 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 Chapter 1, Section 17.03 C requires that the tract map be designed in conformance with the zoning regulations of the project site and the Vermont/Western SNAP Specific Plan. The site is located within Subarea B (Mixed Use Boulevards) of the Vermont/Western SNAP Specific Plan. Section 8.A of the Vermont/Western SNAP Specific Plan states that all lots found within this subarea are subject to R3 density. The project site is zoned RD1.5-1XL, which is consistent with the land use designation. The RD1.5-1XL Zone allows a density of one (1) dwelling unit per 1,500 square feet of lot area. The site permits a maximum of 10 dwellings on the 15,513 square-foot site. As shown in the Vesting Tentative Tract Map, the proposed project includes the merger and resubdivision of three (3) lots into a nine (9) small lot subdivision with a total of 10 units. The project also includes a request to waive a two (2) foot widening improvement requirement along the West Melrose Avenue adjacent to the project's street frontage to retain the existing 20-foot adjacent half roadway with a five (5)-foot sidewalk in lieu of the required 22-foot adjacent half roadway. The proposed project includes interior remodel but does not propose any new construction to expand the existing building floor area, footprint, or height. As such, the Vesting Tentative Tract Map is consistent with the density permitted by the zone and the specific plan.

The Vesting Tentative Tract Map was initially distributed on April 3, 2025 and reviewed by various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. On August 5, 2025, a courtesy distribution of the revised map, stamp dated August 5, 2025, was provided to the Advisory Agency. This stamped revised map includes updates to the Vesting Tentative Tract Map, such as lot dimensions and revised setbacks due to the changes in lot dimensions to accommodate gas meters. The Bureau of Engineering (BOE) reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Melrose Avenue, which includes a 2-foot roadway widening, consistent with the standards of the Mobility Element. Pursuant to LAMC Section 13B.7.1.C.2, the applicant requests a waiver of the two (2)-foot street widening requirement along West Melrose Avenue to retain the existing 20-foot half-roadway and five (5)-foot sidewalk. The widening is physically impractical, as the street is already fully improved and uniform; adding two feet would create a non-uniform sidewalk and require removal of a mature street tree. Given the established streetscape and low likelihood of future full-block widening, the waiver is appropriate and enforcing the widening improvement is impractical. 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. The Bureau of Street Lighting did not require any street lighting improvements. 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 comprised of three (3) rectangular-shaped lots located along the northerly side of Melrose Avenue and consisting of 0.36 acres (15,513 square feet) of lot area. The project site is currently developed with eight (8) one (1)-story single-family dwellings and one (1) two (2)-story duplex, constructed in 1923, as well as two (2) non-protected onsite trees and three (3) street trees. The proposed project includes interior remodel but does not propose any new construction to expand the existing building floor area, footprint, or height. All structures and onsite trees will remain. The project site is located within 1.38 km (0.86 miles) from the Upper Elysian Park Fault. The site is not located within a designated hillside area and Alquist-Priolo Fault Zone but is located within the BOE Special Grading Area. The site is not located within a Very High Fire Hazard Severity Zone, flood zone, landslide, methane, or tsunami inundation zone. 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 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 tract 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. 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 project site is comprised of three (3) parcels, consisting of 15,513 square feet of lot area in size allowing a maximum of 10 dwelling units. The project site is currently developed with eight (8) one (1)-story single-family dwellings and one (1) two (2)-story

duplex. The proposed project includes the merger of three (3) lots and resubdivision into nine (9) new Small Lots with a total of 10 units. The project also requests relief from a two (2) foot widening and improvement requirement along the West Melrose Avenue adjacent to the project's street frontage to retain the existing 20-foot adjacent half roadway with a five (5)-foot sidewalk in lieu of the required 22-foot adjacent half roadway. The applicant proposes interior remodels, but applicant does not propose any new construction to expand the existing building floor area, footprint, or height. The subject property is located in a BOE Special Grading Area but is not requesting a haul route approval because the applicant proposes no grading.

The surrounding properties are improved with low to medium density residential uses. The properties to the north are zoned RD1.5-1XL, within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP and is developed with a one (1) to two (2)-story multifamily residential developments. The property to the south, across Melrose Avenue is zoned R3, within Subarea B (Mixed Use Boulevards) of the Vermont/Western SNAP, and is developed with a three-story, multi-family residential development and a park. The property to the east is zoned RD1.5-1XL, within Subarea B (Mixed Use Boulevards), and is developed with a two (2)-story multi-family residential development. The property to the west is zoned RD1.5-1XL, within Subarea B (Mixed Use Boulevards), and is developed with a two (2)-story multi-family residential development.

The site is located within Subarea B (Mixed Use Boulevards) of the Vermont/Western SNAP Specific Plan. Section 8.A of the Vermont/Western SNAP Specific Plan states that all lots found within this subarea are subject to R3 density. The project site is zoned RD1.5-1XL, which is consistent with the Low Medium II Residential land use designation. The RD1.5-1XL Zone allows a density of one (1) dwelling unit per 1,500 square feet of lot area. The project site consists of three (3) lots with a total lot area of 15,513 square feet, which would permit a maximum of 10 dwelling units. The project proposes nine (9) small lot developments with a total of 10 units, which is within the maximum density permitted pursuant to the Vermont/Western SNAP.

- (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 eight (8) single-family dwellings and one (1) duplex on three (3) rectangular-shaped lots with a total lot area of 15,513 square feet. The proposed project includes interior remodel but does not propose any new construction to expand the existing building floor area, footprint, or height. According to a Tree Report prepared by Lisa Smith, Certified Arborist License No. WE3782B, dated February 1, 2025, there are no protected trees onsite or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The project site is currently developed with eight (8) single-family dwellings and one (1) duplex on three (3) rectangular-shaped lots with a total lot area of 15,513 square feet. The proposed project includes interior remodel

but does not propose any new construction to expand the existing building floor area, footprint, or height.

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 Chapter 1, Section 17.03, the project site has a minimum of 20 feet of frontage along Melrose Avenue, which is a public street. The project site consists of three (3) parcels identified as Lot 448, Lot FR 450 (Arb 2), and Lot 446 (Arb 1), Block E of Conner's Subdivision of the Johannsen Tract and is identified by the Assessor Parcel Map No. 5539020019. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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 tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map. Pursuant to LAMC Section 13B.7.1.C.2, the project also includes a request to waive a two (2) foot widening improvement requirement along the West Melrose Avenue adjacent to the project's street frontage to retain the existing 20-foot adjacent half roadway with a five (5)-foot sidewalk in lieu of the required 22-foot adjacent half roadway. The widening is physically impractical, as the street is already fully improved and uniform; adding two feet would create a non-uniform sidewalk and require removal of a mature street tree. Given the established streetscape and low likelihood of future full-block widening, the waiver is appropriate and enforcing the widening improvement seems impractical.

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.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. VTT-84762-SL.