

**DEPARTMENT OF
CITY PLANNING**

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DEPUTY DIRECTOR

March 4, 2020

Robert Koch (O)
2543 North Beachwood Drive
Los Angeles, CA 90068

RE: **AA-2016-3072-PMLA-SL**
Related Case(s): None
Address: 2543 North Beachwood Drive
Community Plan Area: Hollywood
Zone : RD2-1XL
DM: 154.5A189
C.D.: 4
CEQA: ENV-2016-3073-CE
Legal: Fr. 141, Tract 1504

EXTENSION OF TIME

On February 16, 2017, the Deputy Advisory Agency conditionally approved **AA-2016-3072-PMLA-SL** for a maximum of three (3) single-family small lots for the purposes of a Small Lot Subdivision. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 1 of the Government Code and Section 17.07 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants an extension of time of six (6) years from the expiration date of February 15, 2020 for the recording of the final map for **AA-2016-3072-PMLA-SL** located at 2543 North Beachwood Drive, in the Hollywood Community Plan Area.

Therefore, the subject map is granted an extension of time of a total of eight (8) years. The new expiration date for the subject map is **February 15, 2026** and no further extension of time can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

ROBERT Z. DUENAS
Deputy Advisory Agency
VPB:BZD:HLA
cc:Councilperson David E. Ryu
Fourth Council District

NOTE: IF THERE IS A RELATED CASE WITH YOUR TRACT/PARCEL MAP, THIS EXTENSION WILL NOT EXTEND THE RELATED CASE APPROVAL.

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<http://planning.lacity.org>

Decision Date: February 16, 2017

Appeal Period Ends: March 2, 2017

Robert Koch (A)(O)
2543 North Beachwood Drive
Los Angeles, CA 90068

nur-Development and Consulting (R)
Daniel Ahadian
1601 South Genesee Avenue
Los Angeles, CA 90019

Tala Associates
Reynaldo T. De Rama (E)
1916 Colby Avenue
Los Angeles, CA 90025

RE: Preliminary Parcel Map No. AA-2016-3072-PMLA-SL
Address(s): 2543 North Beachwood Avenue
Related Case(s): N/A
Planning Area: Hollywood
Zone : RD2-1XL
D. M. : 154-5A189
C. D. : 4
CEQA : ENV-2016-3073-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Parcel Map No. AA-2016-3072-PMLA-SL, located at 2543 North Beachwood Drive for a maximum of **three (3) Small Lots** for the purposes of a Small Lot Subdivision as shown on a revised map stamp-dated December 16, 2016 in the Hollywood Community Plan. This unit density is based on the RD2-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That if necessary and for street address purposes, if this parcel map approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
2. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance 176354".
3. That any necessary public sanitary sewer easement with sufficient width be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
4. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That any fee deficit under Work Order EXP00159 expediting this project be paid.
6. That any hillside surcharge fee in connection with the Very High Fire Hazard Severity Zones be paid.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Glen Tower Walk, a Walkway, adjoining the subdivision by repairing and replacing any broken or off-grade concrete walk or stairs.
 - b. Improve Beachwood Drive adjoining the subdivision by reconstruction of an 8-foot wide concrete sidewalk adjacent to the property line; repairing or replacing any bad order curb, gutter and roadway pavement; planting trees and tree wells if necessary and landscaping of the parkway area.

Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. 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 January 25, 2017, Log No. 92610-02.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. The Map does not comply with the minimum 15 ft. front yard setback for lots fronting (facing) along Beachwood Drive as required for the **RD2 Zone**. Revise the Map to show compliance with the above requirement or obtain written approval from the Department of City Planning Advisory Agency to allow the reduced setbacks as indicated in the Setback Matrix.
- d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

Required parking may not be sufficiently provided on the site. Provide the required parking spaces as required by the Advisory Agency.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

Please contact this section at (213) 482-7023 for any questions regarding the above.

FIRE DEPARTMENT

11. 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. 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.

Note:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6502. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWPs Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWPs Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

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

development into a Street Lighting Maintenance Assessment District.

Improvement Condition: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrading street light: one (1) on Beachwood Drive.

otes:

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

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

BUREAU OF SANITATION

14. 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).)

INFORMATION TECHNOLOGY AGENCY

15. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

16. That the Quimby fee be based on the RD2-1XL Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

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

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3007.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of three (3) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2016-3072-PMLA-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) off-street parking spaces per dwelling unit.
 - d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. 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.
 - g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
 - h. A Maintenance Agreement shall be formed for the small lot portion of the project, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, public access way(s), walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land and including the remaining parcels. The subdivider shall

submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

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

- 1) Setbacks shall be permitted as follows:

Setbacks				
Parcel	Front Yard	Side Yard 1	Side Yard 2	Rear Yard
A	5' (East)	10' (North)	5.17' (South)	.33' (West)
B	10.09' (North)	.33' (West)	.33' (East)	5.08'(South)
C	10.18' (North)	40.13' (West)	.33' (East)	5' (South)

Minor deviations to the approved setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the front, side, and rear yards of the subdivision measure less than five (5) feet in width.

- 2) The Deputy Advisory Agency has approved a common access driveway of 10 feet, clear to the sky, as shown on the map stamp dated December 16, 2016.
 - 3) The Deputy Advisory Agency has approved building heights up to 33-feet, 6-inches as measured to the top of the proposed guardrails. a common access driveway of 10 feet, clear to the sky, as shown on the map stamp dated December 16, 2016.
19. 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.
 20. **Tenant Relocation.** That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
 21. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

Defend, indemnify and hold harmless the City from any and all actions against the City

relating to or arising out of 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.

Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

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 \$25,000. 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).

Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

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

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under

alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on November 17, 2016, issued ENV-2016-3073-CE and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designate the subject project as categorically exempt under Article III, Section 1, Class 3, Category 1.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2016-3072-PMLA-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 subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically Section 17.50 requires that the preliminary parcel map comply with the design requirements of the General Plan. As defined by the Subdivision Map Act and LAMC Section 17.03, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The parcel map indicates the location for vehicular access and frontage for each of the small lots and meets the minimum lot size and width requirements of LAMC Section 12.22-C,27. Additionally the map indicates the location of utilities and public right-of-ways.

The requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The subject site is located in the Hollywood Community Plan, which designates the subject property for Low Medium II Residential land uses with corresponding zones of RD2 and RD1.5. The property is not located within a Specific Plan. The project site is zoned RD2-1XL which is permits one dwelling unit per 2,000 square feet of lot area.. The site is approximately 7,751 square feet in area. The applicant is proposing to develop three (3) small lots homes on a site consisting of three (3) small lots per the Small Lot Ordinance and the Subdivision Map Act. The applicant is also seeking an 11.67 percent increase in height to allow a project with a maximum height of 33 feet, six inches in lieu of the maximum 30 feet permitted per the 1XL Height District.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan, which includes Urban Form and Neighborhood Design (Chapter 5 of the General Plan Framework Element). The project's density, height, setbacks, and massing are consistent with the site's existing zoning regulations, the Small Lot Ordinance, and Chapter 5 of the General Plan Framework Element.

The proposed small lot project, as conditioned, will meet the intent of the aforementioned Community Plan's Goals and Objectives and will provide much needed new home ownership opportunities for the Hollywood Community Plan area in the form of small lot dwellings as part of an infill development.

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). As such, the Advisory Agency concludes that the proposed parcel map is consistent with the intent and purpose of the General Plan.

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

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as maybe necessary to ensure consistency with, or implementation of the general plan or any applicable specific plan.

Section 17.05-C of the Los Angeles Municipal Code 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. Beachwood Drive is a Hillside Collector Street that is currently improved to a 55-foot right-of-way width. The Bureau of Engineering is not requiring a dedication along Beachwood Drive. Additionally, the project has been conditioned to reconstruct a minimum 6-foot wide concrete sidewalk; repair and replace any broken or off-grade curb, gutter and roadway pavement; close any unused driveway; and plant trees and landscape the parkway area.

Additionally, the Bureau of Street Lighting (BSL) is not requiring street lighting unless there is street widening. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the tentative map, building permit, grading permit, or certificate of occupancy.

LAMC 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 site contains 7,751 net square feet. The project site is zoned RD2-1XL which permits a maximum density of three dwelling units, one dwelling unit per 2,000 square feet of lot area. As proposed, for a maximum of

three small lot homes, the density is consistent with the zone and land use designation. In addition, Section 12.22-C,27 of the Municipal Code requires that requested small lot subdivisions comply with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80 percent; and five-foot setback requirements for the boundary of the subdivision. The requested map meets the required components of both a preliminary parcel map and a small lot subdivision.

The design and layout of the parcel 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 Fire Department, Department of Building and Safety, Bureau of Engineering, and the Department of Transportation have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The project has been conditioned to construct the necessary house connection sewer to serve each parcel and evaluate the efficiency of the existing house connection sewers, to the satisfaction of the Central Engineering District Office. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the parcel map, building permit, grading permit, or certificate of occupancy.

The project site is located within the Hollywood Community Plan, one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Medium II Residential land use designation, with the following corresponding zones: RD1.5 and RD2. As the project site is zoned RD2-1XL, the zone is consistent with the land use designation. The site is not located within a specific plan area.

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 PROPOSED TYPE OF DEVELOPMENT.**

The project site consists of one lot which has an upslope on the rear portion the property with a net are of 7,751 square feet. The portion of the property facing Beachwood Drive is flat and currently contains a single-family dwelling. The proposed project consist of three small lot homes on three small lots on the flat portions of the site. The surrounding area consists of two-three multi-family buildings built along Beachwood Drive in the RD2-1XL Zone. Above the project site are single-family and multi-family dwellings in the RD4-1XL which are accessed from local hillside streets.

The Department of City Planning, on November 17, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 13, Category 1 of the California Environmental Quality Act. This exemption is for the construction of up to three single-family residences.

The project site is within the Hollywood Fault, a Type B fault. The site is within a Hillside Area per the Zoning Code (but not subject to the Hillside Ordinance), a Very High Fire

Severity Zone, and a part of the Bureau of Engineering's Special Grading Area. The site is also within a liquefaction zone. As such, the Department of Building & Safety, as well as the Bureau of Engineering will review and require the project to comply with the requirements and regulations that these special districts impose. The site is not in a Methane Zone or a landslide area, a tsunami inundation zone, floodprone area, Flood Zone, or a High Wind Velocity Area. The site is not identified as having hazardous waste or past remediation.

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. 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 subject property is located within the adopted Hollywood Community Plan which designates the subject property for Low Medium II Residential land use with the corresponding RD1.5 and RD2 Zones. The Low Medium II Residential land use designation and the RD2-1XL Zone permit the proposed project. The RD2-1XL Zone permits one dwelling unit per 2,000 square feet of lot area. The subject site has a lot area of 7,751 square feet. The majority of the subject site is a flat, infill lot in a substantially developed urban area with adequate infrastructure.

The Department of City Planning, on November 17 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 3, Category 1 of the California Environmental Quality Act. These exemptions are for the construction of up to three single-family residences. As the project involves the subdivision of the existing parcel into three small lots, the project qualifies for the exemption.

Furthermore, 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 proposed project will comply with all the Los Angeles Municipal Code requirements for parking, yards, and open space in accordance with Ordinance No. 176,354. Therefore, the project site is physically suitable for the proposed type of development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish or wildlife. The environmental review conducted by the Department of City Planning (Case No. ENV-2016-3073-CE) established that the physical characteristics of the site and surrounding area is generally consistent with existing development and urban character of the surrounding community. The project site is developed with an existing single-family dwelling. Additionally, 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 project would not result in substantial impacts to fish or wildlife or their habitat.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. On November 17, 2016, the Department of City Planning issued the Categorical Exemption ENV-2016-3073-CE. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

(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 object 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 mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials tie or involve the use or transport of hazardous material or substances.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. The project has been conditioned to construct the necessary house connection sewer to serve each parcel and evaluate the efficiency of the existing house connection sewers, to the satisfaction of the Central Los Angeles Engineering District Office. Additionally, given that the project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA), no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

The site is surrounded by private and public properties that adjoin public streets and sidewalks designed and improved for the specific purpose of providing public access through the area. There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains one legally recorded lot identified by the Assessor Parcel Record. The site is surrounded by private and public properties that adjoin public streets and sidewalks designed and improved for the specific purpose of providing public access through the area. The project site does not adjoin or provide access to a public resource, natural

habitat, Public Park or any officially recognized public recreation area. 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 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 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.

Zoning Administrator Adjustment Findings

- 1. Site characteristics or existing improvements do not make strict adherence to the zoning regulations impractical or infeasible, the project does not conform to the intent of those regulations.**

The Los Angeles Municipal Code regulates the height of buildings to ensure uniformity and standardization of structures within communities. The 1XL Height District limits the height of buildings to 30 feet. This is to provide consistency of buildings on properties located in the same zone. The applicant is requesting an 11.67 percent height increase to allow rooftop guardrails to be constructed up to three feet, six inches above the 30-foot height limit.

One of the many goals of the Small Lot Ordinance is to create high-quality indoor and outdoor living environments for all residents. The construction of rooftop open space is a much-desired amenity in achieving this goal. Typically, when open space is required by the Municipal Code, railings at the rooftop used to create outdoor open space are not considered as part of the height of a building. However, because the Open Space requirements of the Municipal Code only apply to multi-family developments of six units or more, Small Lot projects, which are considered single-family developments, do not

benefit from this exemption.

In this instance, the Advisory Agency has approved a building envelope consistent with the allowable of height of 30 feet, however, in order to provide usable outdoor open space on the rooftop, the applicant must install safety railings which, because the subject project is considered a single-family development, will be included in the height calculation. Requiring the proposed railings to meet the allowable height would reduce the ceiling heights of each unit.

Nevertheless, in approving the additional height, conditions have been imposed herein to ensure that the proposed railings will be constructed in conformance with existing city policy.

Therefore, strict adherence to the zoning regulations is impractical and the project nonetheless conforms with the intent of those regulations.

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

The applicant is requesting a Zoning Administrator's Adjustment to permit building heights of 33 feet, 6-inches in lieu of the otherwise permitted 30 feet. The proposed rooftop decks require the installation of guardrails. The applicant is proposing an additional three feet, six inches over the allowable 30 feet to enhance the safety of the private outdoor space for the future owners in a way that does not impede on the privacy of existing neighbors. The surrounding neighborhood is developed with two-three story multi-family dwellings. The rooftop decks are oriented away from surroundings properties.

Furthermore, the increase in the building height will only allow for the construction of railings on the rooftop, up to a maximum of 33 feet, 6-inches in order to provide outdoor open space on the rooftop. That additional height for that purpose would not result in any significant increase in shading on adjoining properties.

Therefore, the project as a whole will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **The project is not in substantial conformance with the purpose, intent and provisions of the general plan, the applicable community plan, and any specific plan.**

The project site is located within the Hollywood Community Plan, which designates the property for Low Medium II Residential land use corresponding to the RD2 Zone. The property is not located within any specific plan areas. The Community Plan does not directly discuss increases in allowable building height in regards to individual properties. There are eleven elements of the General Plan. Each of the elements establishes policies that provide for the regulatory environment in managing the City and for

addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. The request is in line with City Policies and Objectives and is consistent with the general spirit and intent of the Planning and Zoning Code, the General Plan and the Hollywood Community Plan. The project is subject to numerous conditions, which are intended to protect the public welfare and secure compliance with the requirements set forth by the Los Angeles Municipal Code and all eleven elements of the General Plan. The requested rooftop height increase to allow for wood paneling guardrails of 3 feet, six inches, will provide much needed private outdoor space for the future owners. As conditioned herein, granting the adjustment to allow wooden rooftop guardrails of up to 3 feet six inches will not adversely affect the public welfare or safety, and therefore will be in conformance with the spirit, intent and provisions of the Hollywood Community Plan, General Plan and LAMC.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2016-3072-PMLA-SL.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:JT: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 **Central Los Angeles Area 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:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818 374-5050

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

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

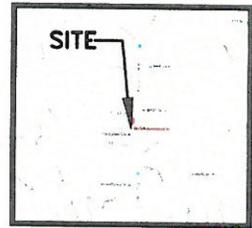
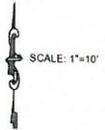
If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.

PRELIMINARY PARCEL MAP

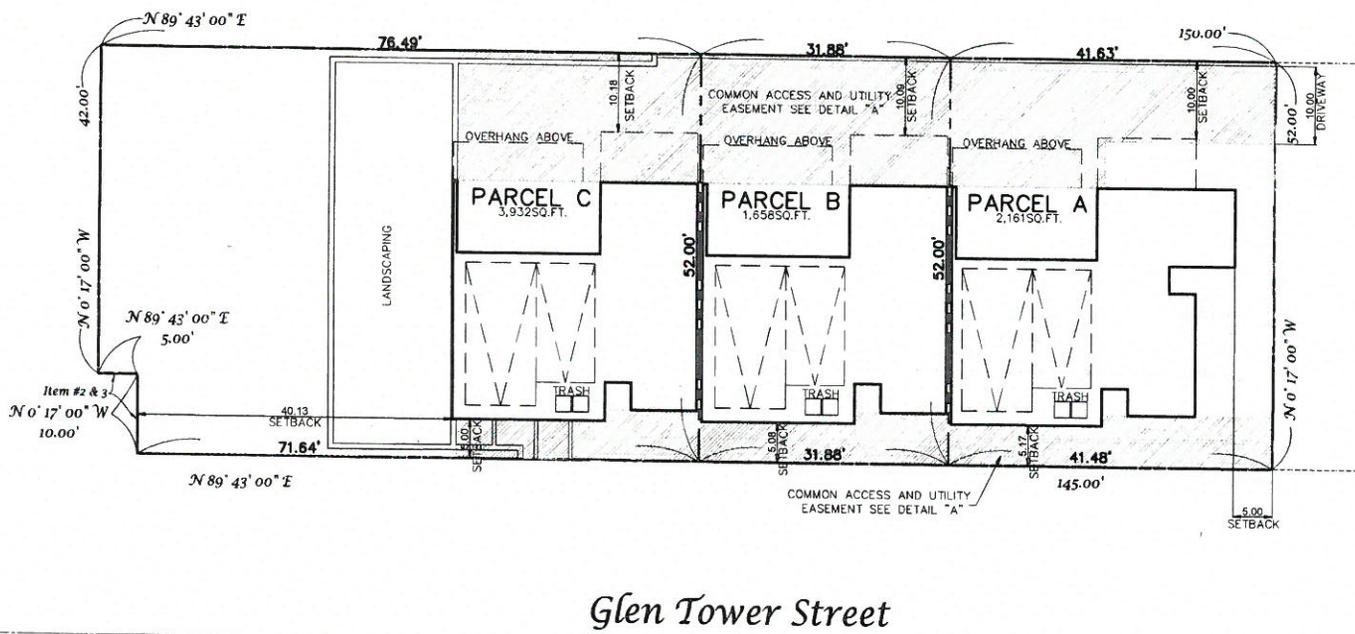
FOR 3 UNIT SMALL LOT SUBDIVISION

LOT 141 OF TRACT NO. 1504, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 21 PAGE 2 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY

APN: 5585-008-019



VICINITY MAP
N.T.S.

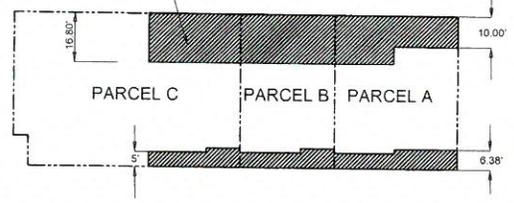


LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 PARCEL MAP

DEC 16 2016

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED

DEPUTY ADVISORY AGENCY
COMMON ACCESS AND
UTILITY EASEMENT



DETAIL - A
N.T.S.

Glen Tower Street

Beachwood Drive

N BEACHWOOD DRIVE

PARCEL MAP NOTES

OWNER & SUBDIVIDER:

SITE ADDRESS:
2453 N BEACHWOOD DRIVE
LOS ANGELES, CA 90068
GROSS AREA: 9,206.13 SQ. FT. = 0.212 ACRES
PIQ + HALF OF BEACHWOOD DRIVE

NET AREA = PIQ ONLY
7,751 SQ. FT. = 0.177 ACRES PIQ ONLY

PLANS PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29108
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968
JN3401 DATE: DECEMBER 16, 2016

NOTES:

1. NO PROTECTED SPECIES ON THE SITE.
2. ALL UTILITIES ARE AVAILABLE TO SITE.
3. PROPOSED PROJECT: 3 PARCEL
4. EXISTING ZONE: RD2-1XL PROPOSED ZONE: SAME
5. NO EASEMENT EXCEPT SHOWN HEREON
6. PROPOSED PARKING SPACES: 8 PARKING SPACES
2 PARKING FOR EACH PARCEL
7. NO GEOLOGICAL HAZARDOUS AREA.
8. SEWER IS AVAILABLE TO THE SITE.
9. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
10. SITE IS IN LIQUEFACTION.
11. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354
12. PROPOSED TRASH CITY TRASH CONTAINER WILL BE INSIDE EACH UNIT FOR EACH PROPOSED LOT

EASEMENT NOTES:

EASEMENTS SHOWN HEREON WERE PLOTTED FROM DOCUMENTS REFERRED TO IN THE TITLE REPORT DATED MARCH 25, 2016 BY EQUITY TITLE COMPANY, ORDER NO. LA1630537.

ITEM #2: AN EASEMENT FOR STREET RECORDED IN BOOK 6859 PAGE 306, OFFICIAL RECORDS.

ITEM #3: AN EASEMENT FOR ALLEY RECORDED IN BOOK 6859 PAGE 308, OFFICIAL RECORDS.

PROPERTY DESCRIPTION					
PARCEL #	LOT AREA	FRONT YARD	SIDE YARD 1	SIDE YARD 2	REAR YARD
A	2,161.00 SF	5.00' (EAST)	10.00' (NORTH)	5.17' (SOUTH)	0.33' (WEST)
B	1,658.00 SF	10.00' (NORTH)	0.33' (WEST)	0.33' (EAST)	5.08' (SOUTH)
C	3,932.00 SF	10.18' (NORTH)	40.13' (WEST)	0.33' (EAST)	6.00' (SOUTH)