



CENTRAL LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **MAR 31 2022**

Case No. VTT-82842-SL-1A

CEQA: ENV-2019-6972-CE

Plan Area: Hollywood

Council District: 5 - Koretz

Project Site: 506 North Sycamore Avenue (506 and 508 North Sycamore Avenue)

Applicant: Janet Chan, Sycamore Sun, LLC
Representative: Sheila Harjanto, EGL Associates

Appellant: Ashley Tierney

At its meeting of **March 8, 2022**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

A Vesting Tentative Tract Map for a small lot subdivision of one 7,425 square-foot site into five small lots per the Small Lot Subdivision Ordinance (Ordinance No. 185,462). Each small lot will be developed with a small lot home with a maximum building height of 33 feet and six inches, and will provide two parking spaces per dwelling unit, for a total of 10 parking spaces. The site is currently developed with one duplex, four non-protected on-site trees, and zero protected trees. All existing structures and on-site trees are proposed to be removed to clear the lot. The project involves the export of up to 500 cubic yards of earth.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from the CEQA Guidelines, Article 19, Section 15332, (Class 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal and **sustained** the Deputy Advisory Agency's determination dated December 23, 2021;
3. **Approved** with conditions, pursuant to Sections 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC) a Vesting Tentative Tract Map No. VTT-82842-SL, located at 506 North Sycamore Avenue, for the subdivision of a 7,425 gross square foot site into five Small Lots, pursuant to LAMC 12.22 C.27, as shown on the map stamp-dated November 22, 2021, in the Hollywood Community Plan Area;
4. **Approved** with conditions, pursuant to LAMC Section 17.03 A., an Adjustment to allow 1,485 square feet of lot area per dwelling unit, in lieu of the minimum lot area of 1,500 square feet per dwelling unit;
5. **Approved** with conditions, pursuant to LAMC Section 17.03 A. with the revised condition, an Adjustment to allow a height of 33 feet and six inches in lieu of the maximum 30 foot height;
6. **Adopted** the attached modified Conditions of Approval; and
7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Gold
Second: Kang
Ayes: Lawrence
Absent: DelGado, Lindgren

Vote: 3 - 0

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Central Los Angeles Area Planning Commission is appealable to the City Council within 10 days of the mailing date of this letter. The filing of an appeal stays proceedings in the matter until the appellate body makes a decision. An appeal not filed within the 10-day period shall not be considered by the City Council and the decision of the Central Los Angeles Area Planning Commission will become final and effective upon the close of the 10-day appeal period.

Appeals shall be filed on forms provided at the Planning Department's Development Service Center located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: APR 11 2022

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

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.

Attachments: Modified Conditions of Approval, Findings, Interim Appeal Filing Procedures

c: Jane Choi, Principal City Planner
Deborah Kahen, Senior Planner
Valentina Knox-Jones, City Planner
Danalynn Dominguez, City Planning Associate

MODIFIED CONDITIONS OF APPROVAL

(Modified by the Central Area Planning Commission at its meeting on March 8, 2022)

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as a small lot subdivision then the final map will be labeled as "Small Lot Subdivision per Ordinance 185462" satisfactory to the City Engineer.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots and be shown clearly on the final map.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of 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.

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 Geology and Soils Report Approval dated *September 20, 2019*, Log No. 109952 and attached to the case file for Tract No. 82842.

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 Eric Wong at (213) 482-6876.

9. That 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. Provide a copy of ZA case ZA-2019-6971-ZAA. Show compliance with the conditions/requirements of the ZA case as applicable.
- c. Show all street dedication(s) 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 yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- d. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the RD1.5-1XL Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is located in a Methane Zone.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

DEPARTMENT OF TRANSPORTATION

- 10. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

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) 482-6543. You should advise any consultant representing you of this requirement as well.

11. That 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 Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. 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:
 - (1) Fire lanes, where required, shall be a minimum of 20 feet in width.
 - (2) All structures must be within 300 feet of an approved fire hydrant, and
 - (3) 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.
 - g. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
 - h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - i. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- m. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

- 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.

BUREAU OF SANITATION

- 14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated January 5, 2021. 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. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated

response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

17. 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 subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

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 five (5) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82842-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per each small lot home.
 - d. Note to City Zoning Engineering and Plan Check. The Advisory Agency approves the following Adjustments pursuant to LAMC Section 17.03 A:
 - i. The project shall be permitted a minimum lot area of 1,485 square-feet of lot area per dwelling unit. In the event the project is not constructed and this approval expires, the density shall be limited to the maximum density permitted by the Zone and the subdivider/owner shall obtain new approvals for any increase in density; and

- ii. The project shall not exceed a maximum height of 33-feet and 6-inches, as defined by Section 12.21.1 B.3 of the LAMC. Consistent with LAMC 12.21.1 B.3, the plans shall be revised to illustrate that the rooftop guardrails are located at least five (5)-feet from the perimeter of the roof. The measured height of the building may exclude roof structures and equipment, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Los Angeles Department of Building and Safety. In the event the project is not constructed, the height of structures shall be limited to the maximum permitted by the Zone and the subdivider/owner shall obtain new approvals for any increase in height.
- e. 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 setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C.27:

- (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
01	15' (West)	0.33' (East)	16' (North)	5' (South)
02	0.33' (West)	0.33' (East)	16' (North)	5' (South)
03	0.33' (West)	0.33' (East)	16' (North)	5' (South)
04	0.33' (West)	0' (East)	16' (North)	5' (South)
05	0' (West)	10' (East)	5' (North)	5' (South)

- (ii) The Common Access Driveway may have a minimum width of 16 feet clear-to-sky.
- (iii) The Common Access Walkway shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of three (3) feet in width and remain unobstructed and open to sky.
- f. That 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.
- g. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-6973-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract No. 82842-SL in a manner that is 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, for inclusion in the case file, and prior to the issuance of a building permit.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- i. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- j. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

19. A Community Maintenance Agreement shall be prepared, 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 party to the agreement and shall be subject to a proportionate share of the maintenance. The Community 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.
20. That 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.

Tenant Relocation Conditions

21. 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 Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 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.
22. Within 10 days after the time to appeal has expired, the applicant shall 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 the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT 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 Development Services Center 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 12.22A, 10 and 11 and Section 17.05 O of the Code 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 in accordance with 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 Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided

property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

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 Traffic 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 streets, 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.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Sycamore Avenue.

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 Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a) Improve Sycamore Avenue adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
 - b) 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 map action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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 Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded 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

Entitlement Findings

FINDINGS OF FACT (CEQA)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-6972-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is for the demolition of one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of four (4) non-protected trees and exporting up to 500 cubic yards of earth. There are no protected trees on-site as stated in the Tree Report prepared by Javier Cabral, Consulting Arborist #WE8116A dated August 12, 2019. The floor area of each dwelling will range from 1,126 to 1,787 square feet. As the construction of a new five (5) lot Small Lot development and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD1.5-1XL and has a General Plan Land Use Designation for Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.171 acres. Lots adjacent to the subject site are developed with single and multi-family residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. There are four (4) non-protected trees, and no protected trees on the site, as stated in the Tree Report prepared by Javier Cabral, Consulting Arborist #WE8116A dated August 12, 2019. The project proposes to remove four (4) non-protected trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. While the subject site is located within an Urban Agriculture Incentive Zone and Methane Zone, RCMs, including Air Quality (RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403, RC-AQ-2, RC-AQ-3, RC-AQ-4, RC-AQ-5, RC-AQ-6); Geology and Soils (RC-GEO-1 (Seismic)); Hydrology and Water Quality (RC-WQ-3: Low

Impact Development Plan); Land Use and Planning (RC-LU-1 (Slope Density)); (Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1(Green Building Code)), in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the five (5) lot Small Lot development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and within the same location as the subject project. As mentioned, the project is for the demolition of one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of four (4) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,126 to 1,787 square feet. All adjacent lots are developed with single and multi-family residential uses and the subject site is of a similar size and slope to nearby properties. The project proposes 33-foot, 6-inch height limits which is not unusual for the vicinity of the subject site and is similar in scope to other existing residential projects in the area. Thus, there are no unusual circumstances which may lead to significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Topanga Canyon State Scenic Highway is about 15 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California’s database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82842-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 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 17.05 C., tract maps are to be designed in conformance with the tract 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 Hollywood Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD2 and RD1.5 as the corresponding zones. 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 RD1.5-1XL lot would permit a maximum of four (4) lots or Small Lots with a maximum of four (4) dwelling units. Pursuant to 17.03 A of the Los Angeles Municipal Code (LAMC), the Applicant also requests an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit. This request would permit a total of five (5) lots or Small Lots with a maximum of five (5) dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into five (5) small lots, pursuant to LAMC Section 12.22 C.27 and 17.03 A, which is consistent with the density permitted by the zone.

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. The map was prepared by Hank Hsing-Lian Jong, No. 45846. 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. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 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 17.05 enumerates the design standards for a tract 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 tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1XL, the zone would permit a maximum of four (4) dwellings on the approximately 7,425 square-foot site. Pursuant to 17.03 A of the Los Angeles Municipal Code (LAMC), the Applicant also requests an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit. This request would permit a total of five (5) lots or Small Lots with a maximum of five (5) dwelling units. As a small lot subdivision, the map indicates the common access easements from the public rights-of-way for vehicular access.

The tract 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 tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Avenel Street, 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. The Bureau of Street Lighting recommended that no street lighting improvements are required if Bureau of Engineering (BOE) does not require any street widening. If BOE does require street widening, Bureau of Street Lighting recommends the removal and reinstallation of the existing conduit behind new curb and gutter on Sycamore Avenue. 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 on flat, rectangular, 0.171-acre (7,425 square-foot) lot zoned RD1.5-1XL located in Hollywood. The site is currently developed with one (1) duplex. The project site located within 2.64 km (1.64 miles) from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is located within an Urban Agriculture Incentive Zone and Methane Zone. The site is not located within a special grading area, very high fire severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas as Outside Flood Zone. The site is not subject to the Specific Plan for the Management of Floor Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Sections 5 of Ordinance 172,081).

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 property to the north has a land use designation of Low Medium II and is zoned RD1.5-1XL. The site is developed with one (1) duplex. The properties to the west, north,

south and east are zoned RD1.5-1XL and developed with single family and apartment structures. The project site consists of one parcel of approximately 7,425 gross square feet of land. The RD1.5-1XL lot would permit a maximum of four (4) dwellings on the approximately 7,425 square-foot site. Pursuant to 17.03 A of the Los Angeles Municipal Code (LAMC), the Applicant also requests an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit. This request would permit a total of five (5) lots or Small Lots with a maximum of five (5) dwelling units. Pursuant to Section 17.03 A of the LAMC, the Applicant also requests an Adjustment to allow a 33-foot, 6-inch maximum height or 12% increase in height in lieu of the maximum 30-foot maximum height required in the RD1.5-1XL Zone. The proposed project consists of the construction of five (5) small lot homes with a maximum height of 33 feet, 6 inches. As proposed, the density and height are consistent with the zone and land use designation. 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.

- (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 one (1) duplex. There are four (4) non-protected trees and no protected trees on the site, as identified in the Tree Report prepared by Javier Cabral, Consulting Arborist #WE8116A dated August 12, 2019. 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 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 meets the minimum frontage requirement of 20 feet by providing 50 feet of frontage along Sycamore Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 135 of Tract 6143 and is identified by the Assessor Parcel Nos. 5525-019-013. 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.

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.

ADJUSTMENT FINDINGS (Sections 17.03 A and 12.28 C.4)

- (i) WHILE THE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject property is a rectangular-shaped lot zoned RD1.5-1XL and 7,425 square feet in area. The site is currently improved with one (1) duplex which will be demolished as part of the proposed project. The site is located along the east side of Sycamore Avenue with a frontage of approximately 50 feet. The RD1.5-1XL lot would permit a maximum of four (4) lots or Small lots with a maximum of four (4) dwelling units.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03 A, the applicant has requested an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit as required by LAMC Section 12.09.1.B.4, for a property located in the RD1.5-1XL Zone. Correspondence was submitted to the file by members of the public and neighbors opposing the density of the project, claiming that the density was not planned for by the Hollywood Community Plan and is inconsistent with the Low Medium II Residential land use designation on the site. It is important to note that if the project site were merely 75 square-feet larger, with a lot area of 7,500 square-feet instead of 7,425 square-feet, then the five dwelling units would be permitted by-right. As an RD1.5

zoned parcel of land, the dwelling unit calculation is the lot area (7,425 square-feet) divided by the dwelling unit minimum lot area (1,500 square-feet) which results in a calculation of 4.95 dwelling units. Per the Municipal Code, the applicant must round down, so only four (4) dwelling units are permitted. The applicant has requested an Adjustment to the dwelling unit minimum lot area calculation, to permit a dwelling unit on each 1,485 square-feet of lot area, in order to permit the fifth dwelling unit. As noted above, this reduction of lot area per dwelling unit, from 1,500 square-feet to 1,485 square-feet is a miniscule request, representing less than a one (1) percent reduction. The intent of the zoning regulation was to permit lots of this general size (7,500 square-feet) to construct five (5) dwelling units and strict adherence to the zoning regulation is impractical, especially as the City is facing a housing shortage crisis and granting the adjustment of one (1) percent reduction in the dwelling unit minimum lot area calculation would be beneficial to the community.

In addition, the applicant has requested an Adjustment to allow a 33-foot, 6-inch maximum height or 12% increase in height in lieu of the maximum 30-foot maximum height required in the RD1.5-1XL Zone. The applicant has requested this increase in height in order to permit rooftop railings to exceed the maximum height. Per the Municipal Code, Section 12.21.1. B.3, structures which house elevators and stairways may exceed the building height by up to 10 feet in height. However, railings may only exceed the maximum height for the purposes of securing open space required by the code. If this project was instead constructed as an apartment building and the roof deck was utilized to meet open space requirements, the applicant would not need this adjustment in height, as the current design would comply with the Municipal Code. However, as the project involves the construction of five (5) small lot dwelling units, there are no open space requirements per the Municipal Code, and as such, rooftop railings are not permitted to exceed the maximum height limitation. This project has been designed to ensure the massing of the building does not exceed 30 feet in height, and only the railings and stairwell/elevator housing structures are exceeding the height limitation. Requiring the applicant to redesign the project to lower the roofline of the building, such that the guardrails do not exceed the maximum height, would be impractical as it would eliminate the top floor of the dwellings. Permitting the adjustment to the maximum height limitation benefits the future tenants, as it will allow the tenants to utilize the rooftop for open space, while still ensuring the project generally complies with the Municipal Code.

The intent of the zoning regulations is to provide for adequate space for light and air, to prevent and fight fires, to conserve properties values, and to promote health, safety, and welfare in accordance with the General Plan. These regulations are written on a citywide basis and do not consider the unique characteristics an individual property may have. Property owners seeking relief from the strict application of the lot area and height regulations may apply for an adjustment. The Deputy Advisory Agency is authorized to act in the capacity of a Zoning Administrator to grant deviations of no more than 20% from the applicable lot width regulations pursuant to LAMC Section 17.03 A.

In the subject case, the lot area requires an additional 70 square feet to allow a fifth dwelling unit and lot at the site. The proposed density remains consistent with the land use designation and results in a minor deviation. Moreover, the proposed guardrail on the roof level measures 3 feet, and 6 inches. The applicant requests 12% increase in height to provide a total height of 33 feet, 6 inches for each of the five (5) proposed Small Lot dwelling units. The adjustment requests will not alter the residential character of the existing land use on the subject property. Thus, the project conforms to the intent of the zoning regulations.

- (j) 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 site is zoned RD1.5-1XL, which requires a minimum density of one (1) unit for every 1,500 square feet. The subject property is 7,425 square feet which would only permit a total of four (4) dwelling units. Adjacent properties to the west, north, south, and east are zoned RD1.5-1XL and developed with single family dwellings and apartment structures. Approval of the requested adjustment for a one percent reduction in lot area per dwelling unit and 12% height increase will remain consistent with the land use designation. It is important to note that the development across the street, located at 507-509 N. Sycamore Avenue, is also a Small Lot Subdivision and was permitted a height of 33-feet and 8-inches, to permit the rooftop guardrails to exceed the maximum height of 30 feet, similar to the subject site. As such, this project with a height of 33-feet and 6-inches, is consistent with structures in the surrounding neighborhood and any future apartment buildings which would be able to construct to this height without any discretionary requests.

Correspondence was provided to the file by members of the public and neighbors claiming that the historic character of the neighborhood will be adversely affected by the design of the development. However, it is important to note that the Office of Historic Resources did not designate the adjacent structures on Sycamore Avenue as resources in SurveyLA, nor is the neighborhood identified as a potential historic district.

Moreover, as the site was zoned R4-1 until the 1980s, the existing neighborhood is in fact a higher density than the proposed project which is required to comply with the RD1.5-1XL Zone. Across the street, located at 525 N. Sycamore Avenue, is a three-story, 42-foot-tall apartment building with 102 dwelling units which was constructed in the 1970s when the site had a zoning designation of R4-1, and the structure was constructed over five parcels (Permit 1971LA33674). Immediately south of the site, located at 500 N. Sycamore, is a two-story, 20-foot-tall apartment building with nine (9) dwelling units which was constructed in 1960 when the site had a zoning designation of R4-1 (Permit 1959LA23826). Immediately north of the subject site, located at 512 N. Sycamore Avenue, is a two-story, 25-foot-tall apartment building with 10 dwelling units, which was constructed in the early 1930s when the site had a zoning designation of B (Permit 1930LA18963). These three structures, consisting of the two immediately adjacent parcels and the parcel across the street, have densities ranging 390-743 square feet of lot area per dwelling unit. As such, the proposed project with a density of 1,485 square-feet of lot area per dwelling unit, is significantly less dense than the existing neighborhood. It is one-third (1/3) the density of the apartment building across the street and half the density of the apartment building immediately to the north. Additionally, as noted, the height (33-feet and 6-inches) is within the range of structures in the neighborhood (ranging 20-feet to 42-feet).

Other correspondence was provided to the file by abutting neighbors of the project site, located at 512 N. Sycamore Avenue, claiming that the proposed project would adversely affect and degrade their property as proposed on map stamped dated October 17, 2019. The adjacent neighbors claimed that the location of the proposed buildings on the northern side of the subject lot would create privacy issues and disturb their views. In response, the applicant has redesigned the project to address the privacy concerns from the adjacent neighbor as demonstrated on the map stamped dated November 22, 2021. As approved, the location of the proposed buildings will now be located along the

southern side of the subject site, further away from the adjacent neighbors at 512 N. Sycamore Avenue.

Approval of the requested adjustment is subject to the satisfaction of the conditions of approval for the Vesting Tentative Tract Map incorporated in the approval above. The project is determined to be Categorical Exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32.

Therefore, the project's location, size, height, operation, 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.

- (k) THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY SPECIFIC PLAN.

The Hollywood Community Plan designates the property for Low Medium II Residential land uses and is zoned RD1.5-1XL. The subject property is not within any specific plan area. The basic use of the property for a multi-family use is consistent with the General Plan. There are 11 elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The project does not propose to deviate from any of the requirements of the General Plan, Land Use Designation nor Los Angeles Municipal Code on residential use except on density allowance and maximum height. The Los Angeles Municipal Code Section 17.03 A permits the requested adjustments to decrease the minimum lot area per dwelling unit by one (1) percent and to increase the height by 12 percent within the RD1.5-1XL Zone with approval by the Deputy Advisory Agency. The primary use of the property will remain residential, which is consistent with the zoning and land use designation. Moreover, the adjustment to lot area will provide an additional residential unit on the site, thereby increasing homeownership opportunities in Hollywood, in conformance with the goal of the Community Plan. Therefore, granting the Adjustment is consistent with the purpose, intent and provisions of the General Plan and the Hollywood Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82842-SL.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: December 23, 2021

Appeal End Date: January 07, 2022

Janet Chan (A)
Sycamore Sun LLC
711 South First Avenue
Arcadia, CA 91006

Sycamore Sun LLC (O)
711 South First Avenue
Arcadia, CA 91006

Sheila Harjanto (R)
EGL Associates
11819 Goldring Road, Space A
Arcadia, CA 91006

Case No.: VTT-82842-SL
Address: 506 North Sycamore Avenue
Planning Area: Hollywood
Zone: RD1.5-1XL
D.M.: 141B181
C.D.: 5 - Koretz
CEQA: ENV-2019-6972-CE
Legal Description: Lot 135, Tract 6143

TENTATIVE TRACT REPORT WITH CONDITIONS

The Advisory Agency determined, based on the whole administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. In accordance with provisions of Section 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82842-SL located at 506 North Sycamore Avenue for the subdivision of a 7,425-gross square-foot site into **five (5) Small Lots**, pursuant to LAMC 12.22 C.27, as shown on the map stamp-dated November 22, 2021, in the Hollywood Community Plan. In accordance with the provisions of LAMC Section 17.53 J., the Advisory Agency approved an Adjustment to allow 1,485 square-feet of lot area per dwelling unit, in lieu of the minimum lot area of 1,500 square-feet per dwelling unit and approved an Adjustment to allow a height of 33-feet and 6-inches in lieu of the maximum 30-foot height, as required by LAMC Section 12.09.1.B.4. This unit density is based on the RD1.5-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) 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 Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as a small lot subdivision then the final map will be labeled as "Small Lot Subdivision per Ordinance 185462" satisfactory to the City Engineer.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots and be shown clearly on the final map.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of 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.

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 Geology and Soils Report Approval dated *September 20, 2019*, Log No. 109952 and attached to the case file for Tract No. 82842.

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 Eric Wong at (213) 482-6876.

9. That 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. Provide a copy of ZA case ZA-2019-6971-ZAA. Show compliance with the conditions/requirements of the ZA case as applicable.
- c. Show all street dedication(s) 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 yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- d. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the RD1.5-1XL Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is located in a Methane Zone.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

DEPARTMENT OF TRANSPORTATION

- 10. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

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) 482-6543. You should advise any consultant representing you of this requirement as well.

11. That 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 Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. 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:
 - (1) Fire lanes, where required, shall be a minimum of 20 feet in width.
 - (2) All structures must be within 300 feet of an approved fire hydrant, and
 - (3) 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.
 - g. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
 - h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - i. Smoke Vents may be required where roof access is not possible; location and

number of vents to be determined at Plan Review.

- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- m. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

- 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.

BUREAU OF SANITATION

- 14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated January 5, 2021. 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. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

17. 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 subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

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 five (5) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82842-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per each small lot home.
 - d. Note to City Zoning Engineering and Plan Check. The Advisory Agency approves the following Adjustments pursuant to LAMC Section 17.53 J:
 - i. The project shall be permitted a minimum lot area of 1,485 square-feet

of lot area per dwelling unit. In the event the project is not constructed and this approval expires, the density shall be limited to the maximum density permitted by the Zone and the subdivider/owner shall obtain new approvals for any increase in density; and

- ii. The project shall not exceed a maximum height of 33-feet and 6-inches, as defined by Section 12.21.1 B.3 of the LAMC. The measured height of the building may exclude roof structures and equipment, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Los Angeles Department of Building and Safety. In the event the project is not constructed, the height of structures shall be limited to the maximum permitted by the Zone and the subdivider/owner shall obtain new approvals for any increase in height.
- e. 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 setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C.27:

- (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
01	15' (West)	0.33' (East)	16' (North)	5' (South)
02	0.33' (West)	0.33' (East)	16' (North)	5' (South)
03	0.33' (West)	0.33' (East)	16' (North)	5' (South)
04	0.33' (West)	0' (East)	16' (North)	5' (South)
05	0' (West)	10' (East)	5' (North)	5' (South)

- (ii) The Common Access Driveway may have a minimum width of 16 feet clear-to-sky.
 - (iii) The Common Access Walkway shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of three (3) feet in width and remain unobstructed and open to sky.
- f. That 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.
- g. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-6973-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract No. 82842-SL in a manner that is 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, for inclusion in the case file, and prior to the issuance of a

building permit.

- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- j. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

19. A Community Maintenance Agreement shall be prepared, 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 party to the agreement and shall be subject to a proportionate share of the maintenance. The Community 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.
20. That 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.

Tenant Relocation Conditions

21. 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 Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 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.
22. Within 10 days after the time to appeal has expired, the applicant shall 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 the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT 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 Development Services Center 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 12.22A, 10 and 11 and Section 17.05 O of the Code 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 in accordance with 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 Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- 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 Traffic 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 streets, 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.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per BOE improvement

conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Sycamore Avenue.

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 Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (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.
- (c) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a) Improve Sycamore Avenue adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
 - b) 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 map action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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 Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded 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 Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-6972-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is for the demolition of one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of four (4) non-protected trees and exporting up to 500 cubic yards of earth. There are no protected trees on-site

as stated in the Tree Report prepared by Javier Cabral, Consulting Arborist #WE8116A dated August 12, 2019. The floor area of each dwelling will range from 1,196 to 1,832 square feet. As the construction of a new five (5) lot Small Lot development and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD1.5-1XL and has a General Plan Land Use Designation for Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.171 acres. Lots adjacent to the subject site are developed with single and multi-family residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. There are four (4) non-protected trees, and no protected trees on the site, as stated in the Tree Report prepared by Javier Cabral, Consulting Arborist #WE8116A dated August 12, 2019. The project proposes to remove four (4) non-protected trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. While the subject site is located within an Urban Agriculture Incentive Zone and Methane Zone, RCMs, including Air Quality (RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403, RC-AQ-2, RC-AQ-3, RC-AQ-4, RC-AQ-5, RC-AQ-6); Geology and Soils (RC-GEO-1 (Seismic)); Hydrology and Water Quality (RC-WQ-3: Low Impact Development Plan); Land Use and Planning (RC-LU-1 (Slope Density)); (Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1(Green Building Code)), in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the five (5) lot Small Lot development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and within the same location as the subject project. As mentioned, the project is for the demolition of one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of four (4) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,196 to 1,832 square feet. All adjacent lots are developed with single and multi-family residential uses and the subject site is of a similar size and slope to nearby properties. The project proposes 33-foot, 6-inch height limits which is not unusual for the vicinity of the subject site and is similar in

scope to other existing residential projects in the area. Thus, there are no unusual circumstances which may lead to significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Topanga Canyon State Scenic Highway is about 15 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82842-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 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 17.05 C., tract maps are to be designed in conformance with the tract 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 Hollywood Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD2 and RD1.5 as the corresponding zones. 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 RD1.5-1XL lot would permit a maximum of four (4) lots or Small Lots with a maximum of four (4) dwelling units. Pursuant to 17.53 J of the Los Angeles Municipal Code (LAMC), the Applicant also requests an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit. This request would permit a total of five (5) lots or Small Lots with a maximum of five (5) dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into five (5) small lots, pursuant to LAMC Section 12.22 C.27 and 17.53 J, which is consistent with the density permitted by the zone.

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. The map was prepared by Hank Hsing-Lian Jong, No. 45846. 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. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 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 17.05 enumerates the design standards for a tract 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 tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1XL, the zone would permit a maximum of four (4) dwellings on the approximately 7,425 square-foot site. Pursuant to 17.53 J of the Los Angeles Municipal Code (LAMC), the Applicant also requests an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit. This request would permit a total of five (5) lots or Small Lots with a maximum of five (5) dwelling units. As a small lot subdivision, the map indicates the common access easements from the public rights-of-way for vehicular access.

The tract 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 tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Avenel Street, 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. The Bureau of Street Lighting recommended that no street lighting improvements are required if Bureau of Engineering (BOE) does not require any street widening. If BOE does require street widening, Bureau of Street Lighting recommends the removal and reinstallation of the existing conduit behind new curb and gutter on Sycamore Avenue. 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 on flat, rectangular, 0.171-acre (7,425 square-foot) lot zoned RD1.5-1XL located in Hollywood. The site is currently developed with one (1) duplex. The project site located within 2.64 km (1.64 miles) from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is located within an Urban Agriculture Incentive Zone and Methane Zone. The site is not located within a special grading area, very high fire severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas as Outside Flood Zone. The site is not subject to the Specific Plan for the Management of Floor Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Sections 5 of Ordinance 172,081).

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 property to the north has a land use designation of Low Medium II and is zoned RD1.5-1XL. The site is developed with one (1) duplex. The properties to the west, north, south and east are zoned RD1.5-1XL and developed with single family and apartment structures. The project site consists of one parcel of approximately 7,425 gross square feet of land. The RD1.5-1XL lot would permit a maximum of four (4) dwellings on the approximately 7,425 square-foot site. Pursuant to 17.53 J of the Los Angeles Municipal Code (LAMC), the Applicant also requests an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit. This request would permit a total of five (5) lots or Small Lots with a maximum of five (5) dwelling units. Pursuant to Section 17.53 J of the LAMC, the Applicant also requests an Adjustment to allow a 33-foot, 6-inch maximum height or 12% increase in height in lieu of the maximum 30-foot maximum height required in the RD1.5-1XL Zone. The proposed project consists of the construction of five (5) small lot homes with a maximum height of 33 feet, 6 inches. As proposed, the density and height are consistent with the zone and land use designation. 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.

(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 one (1) duplex. There are four (4) non-protected trees and no protected trees on the site, as identified in the Tree Report prepared by Javier Cabral, Consulting Arborist #WE8116A dated August 12, 2019. 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 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 meets the minimum frontage requirement of 20 feet by providing 50 feet of frontage along Sycamore Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 135 of Tract 6143 and is identified by the Assessor Parcel Nos. 5525-019-013. 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.

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.

ADJUSTMENT FINDINGS (Sections 17.53 J and 12.28 C.4)

- (i) WHILE THE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject property is a rectangular-shaped lot zoned RD1.5-1XL and 7,425 square feet in area. The site is currently improved with one (1) duplex which will be demolished as part of the proposed project. The site is located along the east side of Sycamore Avenue with a frontage of approximately 50 feet. The RD1.5-1XL lot would permit a maximum of four (4) lots or Small lots with a maximum of four (4) dwelling units.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.53 J, the applicant has requested an Adjustment to allow 1,485 square feet of lot area per dwelling unit, or less than one percent reduction, in lieu of the minimum 1,500 square feet of lot area per dwelling unit as required by LAMC Section 12.09.1.B.4, for a property located in the RD1.5-1XL Zone. Correspondence was submitted to the file by members of the public and neighbors opposing the density of the project, claiming that the density was not planned for by the Hollywood Community Plan and is inconsistent with the Low Medium II Residential land use designation on the site. It is important to note that if the project site were merely 75 square-feet larger, with a lot area of 7,500 square-feet instead of 7,425 square-feet, then the five dwelling units would be permitted by-right. As an RD1.5 zoned parcel of land, the dwelling unit calculation is the lot area (7,425 square-feet) divided by the dwelling unit minimum lot area (1,500 square-feet) which results in a calculation of 4.95 dwelling units. Per the Municipal Code, the applicant must round down, so only four (4) dwelling units are permitted. The applicant has requested an Adjustment to the dwelling unit minimum lot area calculation, to permit a dwelling unit on each 1,485 square-feet of lot area, in order to permit the fifth dwelling unit. As noted above, this reduction of lot area per dwelling unit, from 1,500 square-feet to 1,485 square-feet is a miniscule request, representing less than a one (1) percent reduction. The intent of the zoning regulation was to permit lots of this general size (7,500 square-feet) to construct five (5) dwelling units and strict adherence to the zoning regulation is impractical, especially as the City is facing a housing shortage crisis and granting the adjustment of one (1) percent reduction in the dwelling unit minimum lot area calculation would be beneficial to the community.

In addition, the applicant has requested an Adjustment to allow a 33-foot, 6-inch maximum height or 12% increase in height in lieu of the maximum 30-foot maximum height required in the RD1.5-1XL Zone. The applicant has requested this increase in height in order to permit rooftop railings to exceed the maximum height. Per the Municipal Code, Section 12.21.1. B.3, structures which house elevators and stairways may exceed the building height by up to 10 feet in height. However, railings may only exceed the maximum height for the purposes of securing open space required by the code. If this project was instead constructed as an apartment building and the roof deck was utilized to meet open space requirements, the applicant would not need this adjustment in height, as the current design would comply with the Municipal Code. However, as the project involves the construction of five (5) small lot dwelling units, there are no open space

requirements per the Municipal Code, and as such, rooftop railings are not permitted to exceed the maximum height limitation. This project has been designed to ensure the massing of the building does not exceed 30 feet in height, and only the railings and stairwell/elevator housing structures are exceeding the height limitation. Requiring the applicant to redesign the project to lower the roofline of the building, such that the guardrails do not exceed the maximum height, would be impractical as it would eliminate the top floor of the dwellings. Permitting the adjustment to the maximum height limitation benefits the future tenants, as it will allow the tenants to utilize the rooftop for open space, while still ensuring the project generally complies with the Municipal Code.

The intent of the zoning regulations is to provide for adequate space for light and air, to prevent and fight fires, to conserve properties values, and to promote health, safety, and welfare in accordance with the General Plan. These regulations are written on a citywide basis and do not consider the unique characteristics an individual property may have. Property owners seeking relief from the strict application of the lot area and height regulations may apply for an adjustment. The Deputy Advisory Agency is authorized to act in the capacity of a Zoning Administrator to grant deviations of no more than 20% from the applicable lot width regulations pursuant to LAMC Section 17.53 J.

In the subject case, the lot area requires an additional 70 square feet to allow a fifth dwelling unit and lot at the site. The proposed density remains consistent with the land use designation and results in a minor deviation. Moreover, the proposed guardrail on the roof level measures 3 feet, and 6 inches. The applicant requests 12% increase in height to provide a total height of 33 feet, 6 inches for each of the five (5) proposed Small Lot dwelling units. The adjustment requests will not alter the residential character of the existing land use on the subject property. Thus, the project conforms to the intent of the zoning regulations.

- (j) 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 site is zoned RD1.5-1XL, which requires a minimum density of one (1) unit for every 1,500 square feet. The subject property is 7,425 square feet which would only permit a total of four (4) dwelling units. Adjacent properties to the west, north, south, and east are zoned RD1.5-1XL and developed with single family dwellings and apartment structures. Approval of the requested adjustment for a one percent reduction in lot area per dwelling unit and 12% height increase will remain consistent with the land use designation. It is important to note that the development across the street, located at 507-509 N. Sycamore Avenue, is also a Small Lot Subdivision and was permitted a height of 33-feet and 8-inches, to permit the rooftop guardrails to exceed the maximum height of 30 feet, similar to the subject site. As such, this project with a height of 33-feet and 6-inches, is consistent with structures in the surrounding neighborhood and any future apartment buildings which would be able to construct to this height without any discretionary requests.

Correspondence was provided to the file by members of the public and neighbors claiming that the historic character of the neighborhood will be adversely affected by the design of the development. However, it is important to note that the Office of Historic Resources did not designate the adjacent structures on Sycamore Avenue as resources in SurveyLA, nor is the neighborhood identified as a potential historic district.

Moreover, as the site was zoned R4-1 until the 1980s, the existing neighborhood is in fact a higher density than the proposed project which is required to comply with the RD1.5-1XL Zone. Across the street, located at 525 N. Sycamore Avenue, is a three-story, 42-foot-tall apartment building with 102 dwelling units which was constructed in the 1970s when the site had a zoning designation of R4-1, and the structure was constructed over five parcels (Permit 1971LA33674). Immediately south of the site, located at 500 N. Sycamore, is a two-story, 20-foot-tall apartment building with nine (9) dwelling units which was constructed in 1960 when the site had a zoning designation of R4-1 (Permit 1959LA23826). Immediately north of the subject site, located at 512 N. Sycamore Avenue, is a two-story, 25-foot-tall apartment building with 10 dwelling units, which was constructed in the early 1930s when the site had a zoning designation of B (Permit 1930LA18963). These three structures, consisting of the two immediately adjacent parcels and the parcel across the street, have densities ranging 390-743 square feet of lot area per dwelling unit. As such, the proposed project with a density of 1,485 square-feet of lot area per dwelling unit, is significantly less dense than the existing neighborhood. It is one-third (1/3) the density of the apartment building across the street and half the density of the apartment building immediately to the north. Additionally, as noted, the height (33-feet and 6-inches) is within the range of structures in the neighborhood (ranging 20-feet to 42-feet).

Other correspondence was provided to the file by abutting neighbors of the project site, located at 512 N. Sycamore Avenue, claiming that the proposed project would adversely affect and degrade their property as proposed on map stamped dated October 17, 2019. The adjacent neighbors claimed that the location of the proposed buildings on the northern side of the subject lot would create privacy issues and disturb their views. In response, the applicant has redesigned the project to address the privacy concerns from the adjacent neighbor as demonstrated on the map stamped dated November 22, 2021. As approved, the location of the proposed buildings will now be located along the southern side of the subject site, further away from the adjacent neighbors at 512 N. Sycamore Avenue.

Approval of the requested adjustment is subject to the satisfaction of the conditions of approval for the Vesting Tentative Tract Map incorporated in the approval above. The project is determined to be Categorically Exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32.

Therefore, the project's location, size, height, operation, 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.

- (k) THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY SPECIFIC PLAN.

The Hollywood Community Plan designates the property for Low Medium II Residential land uses and is zoned RD1.5-1XL. The subject property is not within any specific plan area. The basic use of the property for a multi-family use is consistent with the General Plan. There are 11 elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The project does not propose to

deviate from any of the requirements of the General Plan, Land Use Designation nor Los Angeles Municipal Code on residential use except on density allowance and maximum height. The Los Angeles Municipal Code Section 17.53 J permits the requested adjustments to decrease the minimum lot area per dwelling unit by one (1) percent and to increase the height by 12 percent within the RD1.5-1XL Zone with approval by the Deputy Advisory Agency. The primary use of the property will remain residential, which is consistent with the zoning and land use designation. Moreover, the adjustment to lot area will provide an additional residential unit on the site, thereby increasing homeownership opportunities in Hollywood, in conformance with the goal of the Community Plan. Therefore, granting the Adjustment is consistent with the purpose, intent and provisions of the General Plan and the Hollywood Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82842-SL.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen
DEBORAH KAHEN, AICP
Deputy Advisory Agency

DK:VKJ:DD

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa
Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

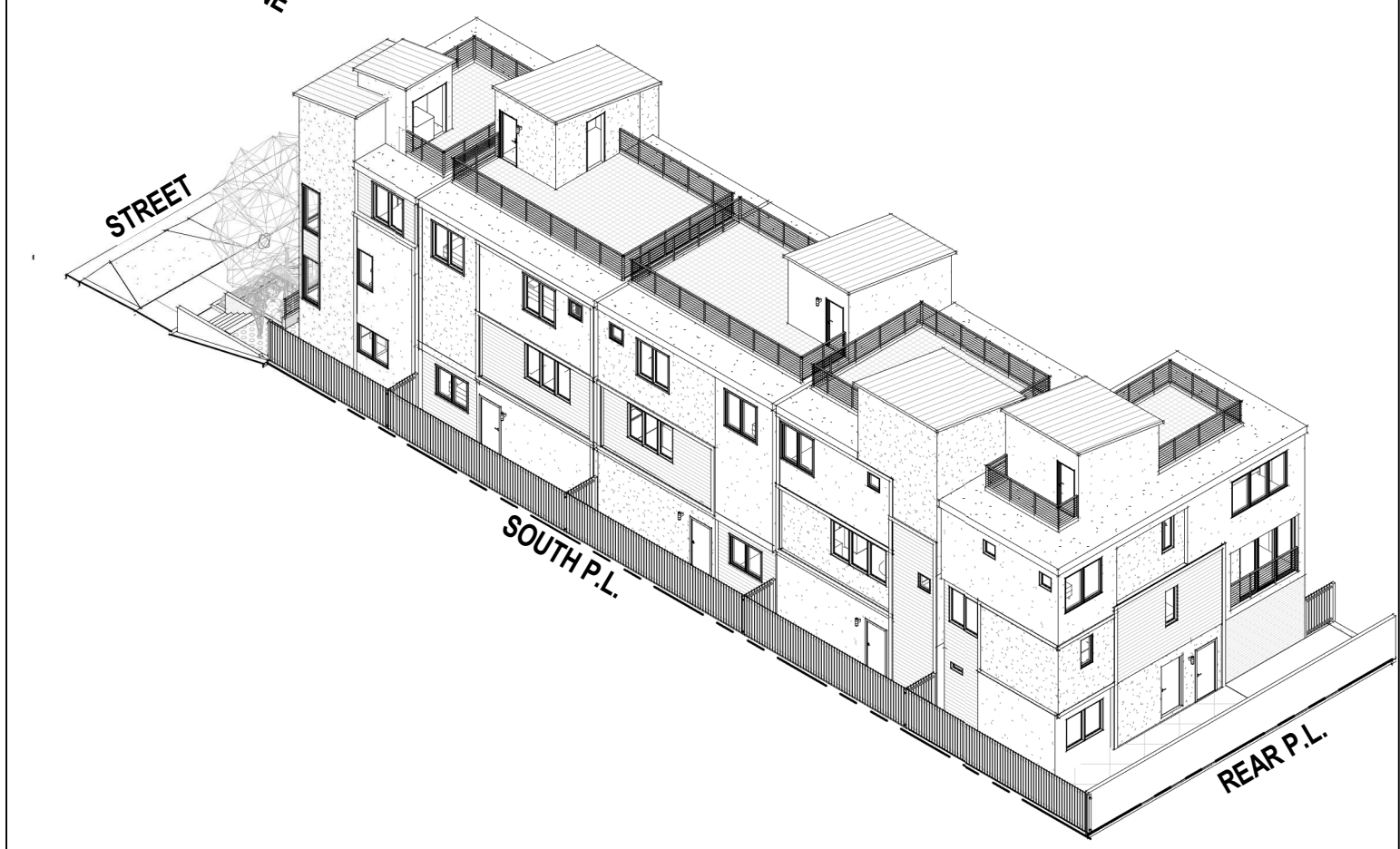
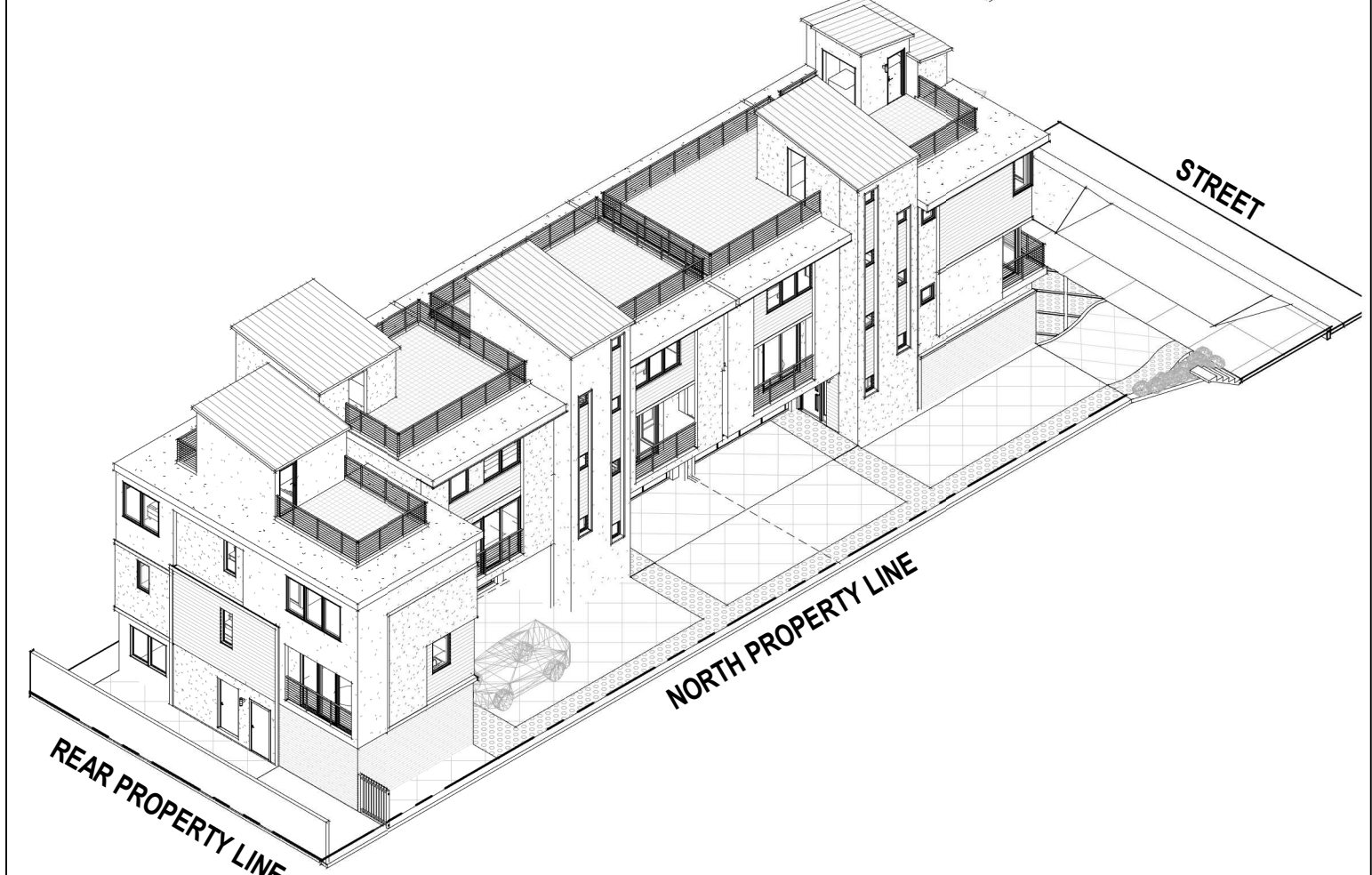
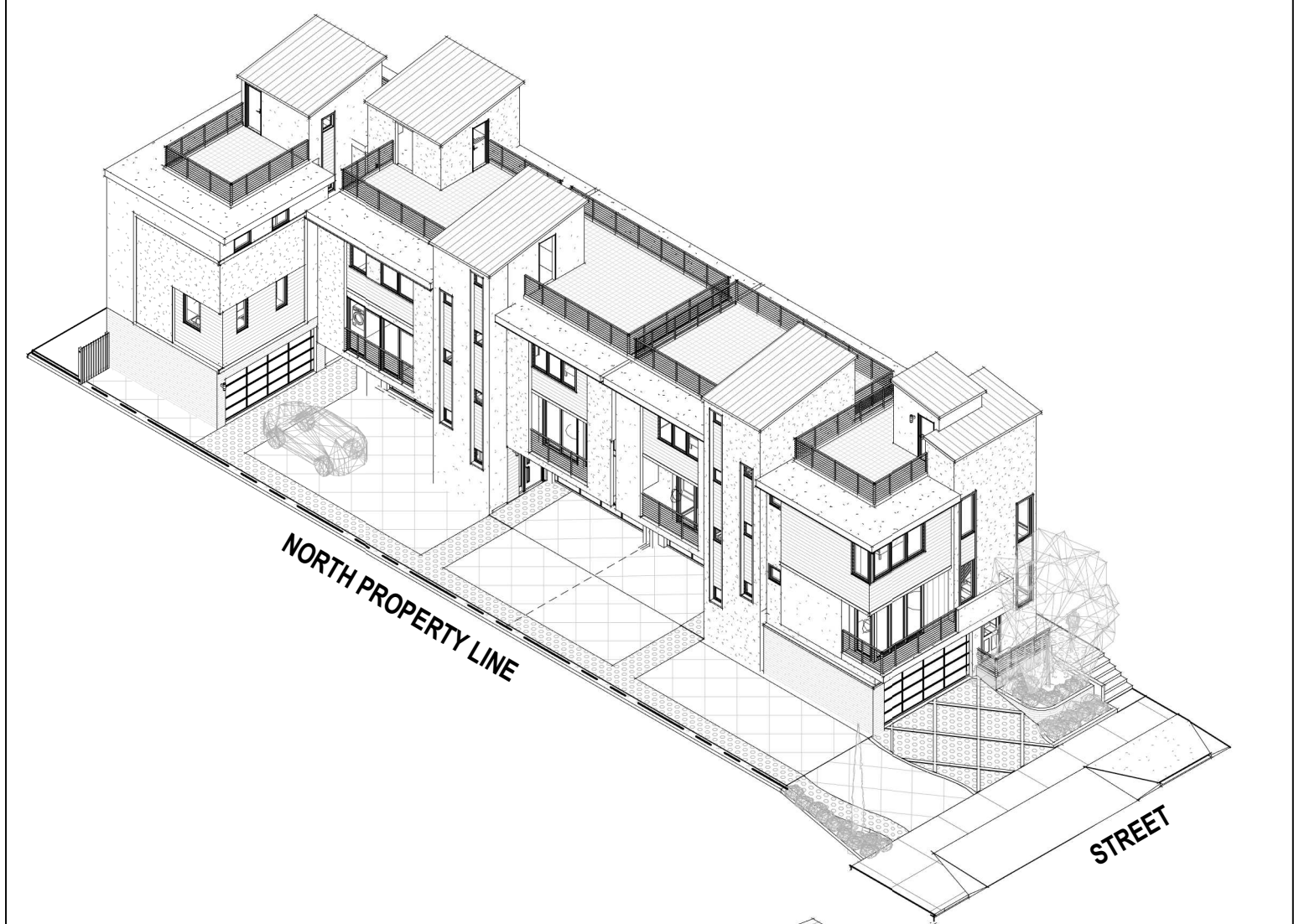
West Los Angeles
Development Services
Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

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

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.



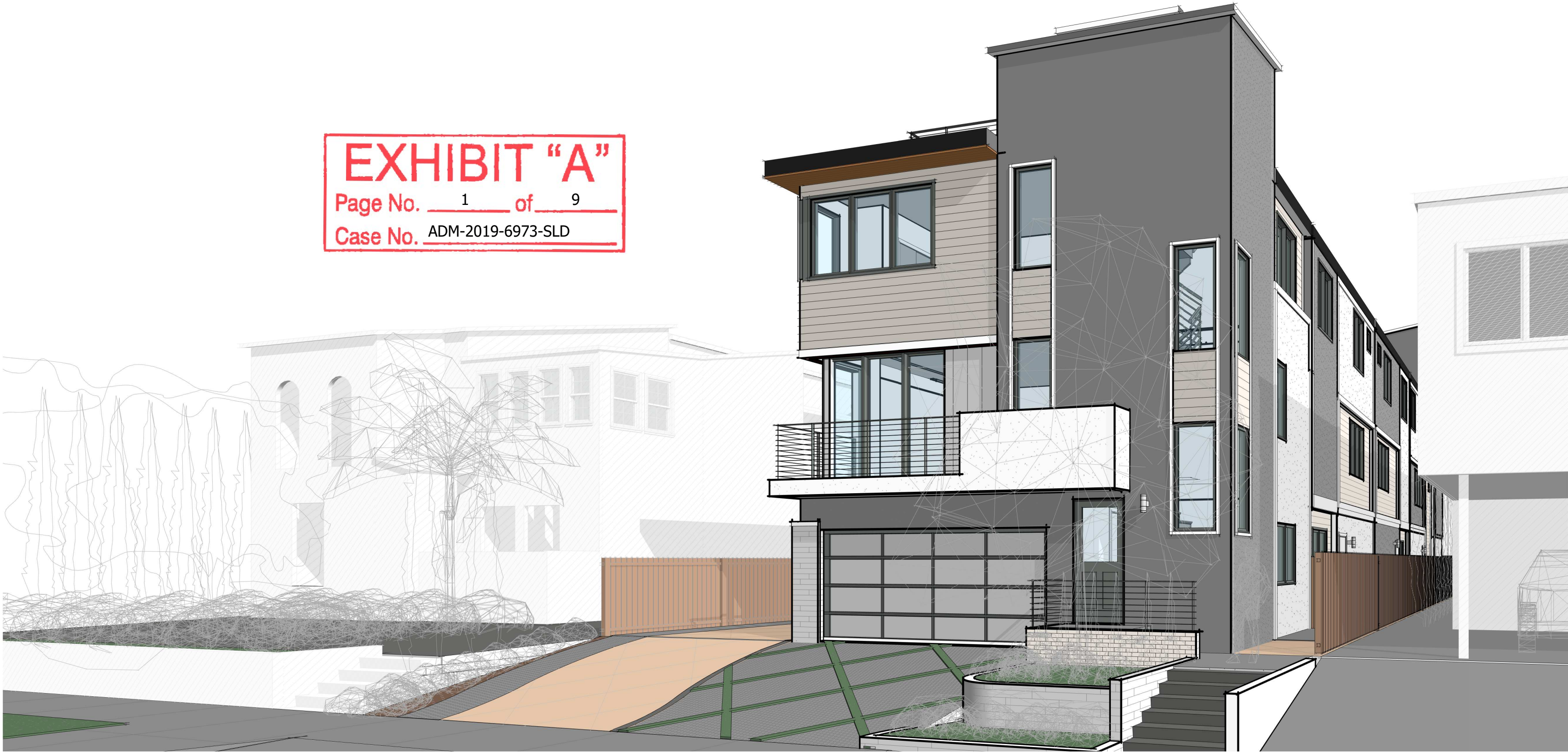
3D ISO VIEW



5 UNITS SMALL LOT SUBDIVISION

506 N. SYCAMORE AVE, LOS ANGELES, CA 90036

EXHIBIT "A"
Page No. 1 of 9
Case No. ADM-2019-6973-SLD



BUILDING SQFT (PER ZONING)

UNIT A LIVING AREA		UNIT B LIVING AREA		UNIT C LIVING AREA		UNIT D LIVING AREA		UNIT E LIVING AREA	
A- 1ST FLR	193 SF	B- 1ST FLR	281 SF	C- 1ST FLR	281 SF	D- 1ST FLR	96 SF	E- 1ST FLR	384 SF
A- 2ND FLR	529 SF	B- 2ND FLR	680 SF	C- 2ND FLR	680 SF	D- 2ND FLR	635 SF	E- 2ND FLR	745 SF
A- 3RD FLR	474 SF	B- 3RD FLR	700 SF	C- 3RD FLR	700 SF	D- 3RD FLR	575 SF	E- 3RD FLR	703 SF
UNIT A TOTAL: 1,196 SF		UNIT B TOTAL: 1,661 SF		UNIT C TOTAL: 1,660 SF		UNIT D TOTAL: 1,306 SF		UNIT E TOTAL: 1,832 SF	

PLANNING MATRIX

PLANNING MATRIX													
LOT & UNIT	LOT AREA	SETBACKS					FOOTPRINT	LOT COVERAGE	FLOOR AREA	FAR	BED	BATH	PARKING PROVIDED
		F.Y.	R.Y.	S.Y. 1	S.Y. 2	BLDG CLEARANCE							
LOT 1 - UNIT A	1,724 SF	15'-0" (W)	0'-4" (E)	16'-0" (N)	5'-0" (S)	0'-8"	597 SF	34.6%	1,196 SF	0.7	3	3.5	2 STANDARD
LOT 2 - UNIT B	1,450 SF	0'-4" (W)	0'-4" (E)	16'-0" (N)	5'-0" (S)	0'-8"	766 SF	52.8%	1,661 SF	1.1	4	4	2 STANDARD
LOT 3 - UNIT C	1,450 SF	0'-4" (W)	0'-4" (E)	16'-0" (N)	5'-0" (S)	0'-8"	766 SF	52.8%	1,661 SF	1.1	4	4	2 STANDARD
LOT 4 - UNIT D	1,315 SF	0'-4" (W)	0'-0" (E)	16'-0" (N)	5'-0" (S)	0'-8"	645 SF	49.0%	1,307 SF	1.0	3	2.5	2 STANDARD
LOT 5 - UNIT E	1,486 SF	0'-0" (W)	10'-0" (E)	16'-0" (N)	5'-0" (S)	0'-8"	762 SF	51.3%	1,832 SF	1.2	4	4	2 STANDARD
TOTAL LOT AREA: 7,425 SF								LOT COVERAGE: 3,536 SF (40.89%)	TOTAL LIVING AREA: 7,657 SF				

APPLICANT / OWNER

OWNER:
SYCAMORE SUN LLC
711 S. FIRST AVE
ARCADIA CA 91006

DESIGNER:
PDS STUDIO INC
711 S. FIRST AVE, ARCADIA CA 91006
TEL: 626-294-9402
EMAIL: MAIL@PDS-STUDIO.COM

PROJECT DESCRIPTION

(5) UNIT SMALL LOT SINGLE -FAMILY SUBDIVISION IN THE LD
RD 1.5-1XL ZONE, PUSUANT TO ORDINANCE NO. 176,354

LEGAL DESCRIPTION

TRACT # 8878 LOT 11

LEGAL INFORMATION

PROPERTY AREA: 7,430 SF
APN: 8515-016-012
USE: MEDIUM RESIDENTIAL
ORDINANCE: SMALL LOT ORDINANCE
TRACT: TR 6143
BLOCK: NONE
MAP REFERENCE NO: M B 68-90/91
PLANNING AREA: CENTRAL

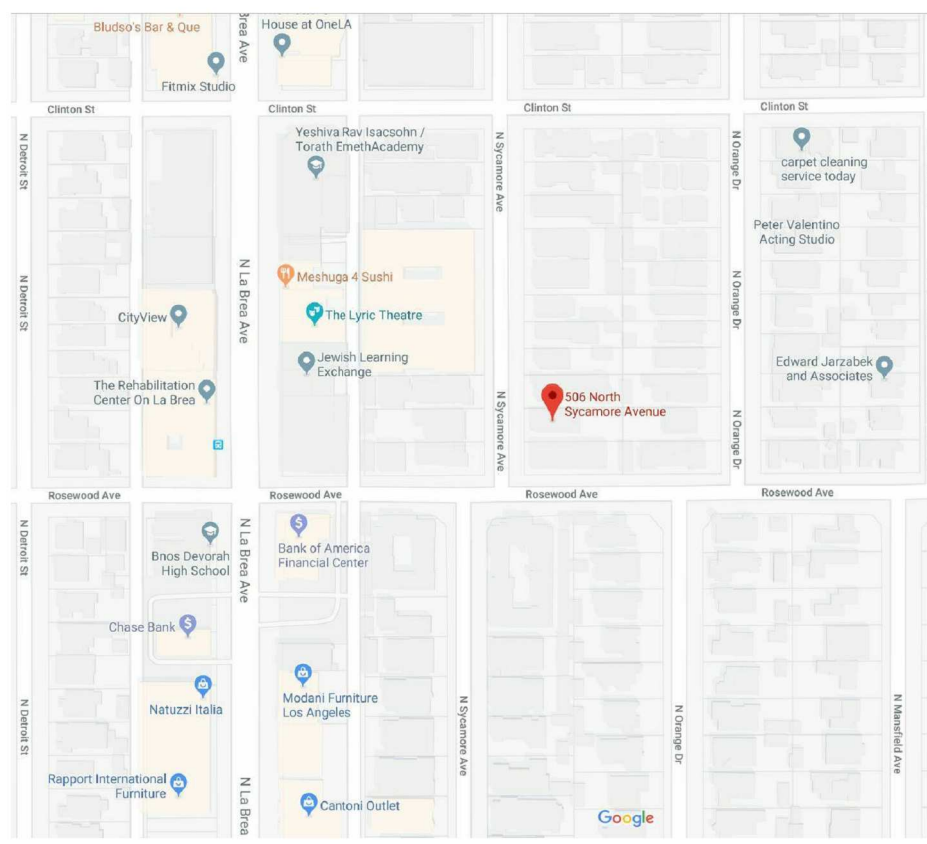
PLANNING & ZONING INFORMATION

ZONING: RD1.5-XL
ZONING INFORMATION: ZI-2374 LOS ANGELES STATE
ENTERPRISE ZONE
ZI-2452 TRANSIT PRIORITY
AREA IN CITY OF LOS ANGELES
GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL
GOVERNING JURISDICTION: THE CITY OF LOS ANGELES
INCENTIVE AREA: NONE
TOTAL SITE AREA: 7,430 SF
LANDSCAPING (% OF SITE): 10%

BUILDING INFORMATION

REQUESTED HEIGHT: 30'-0"
PROPOSED HEIGHT: 30'-0"
BLDG HT W/ RAILING: 33'-6"
BLDG HT W/ STAIRWELL: 40'-0"
OCCUPANCY: R-3
RESIDENTIAL: U
GARAGE: 2 STANDARDS PER UNIT
CONSTRUCTION TYPE: V-B

VICINITY MAP



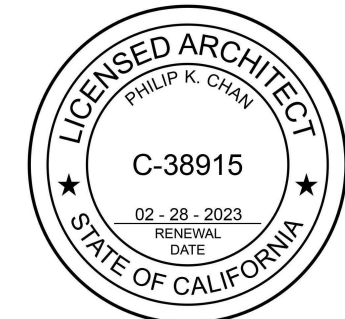
SHEET INDEX

- A0 TITLE SHEET
- A1.0 PLOT PLAN
- A1.1 SITE PLAN / TRACT MAP
- A1.2 SURVEY MAP
- A2.1 1ST / 2ND FLOOR PLAN
- A2.2 3RD FLOOR PLAN / AREA CALCULATION
- A3 ROOF DECK / ROOF PLAN
- A4 ELEVATIONS
- L1 LANDSCAPE PLAN



711 S. FIRST AVE,
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:
**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:30:34 PM

PROJECT NO: -
REVISION DATE

NOTES:

CHECKED BY: Checker

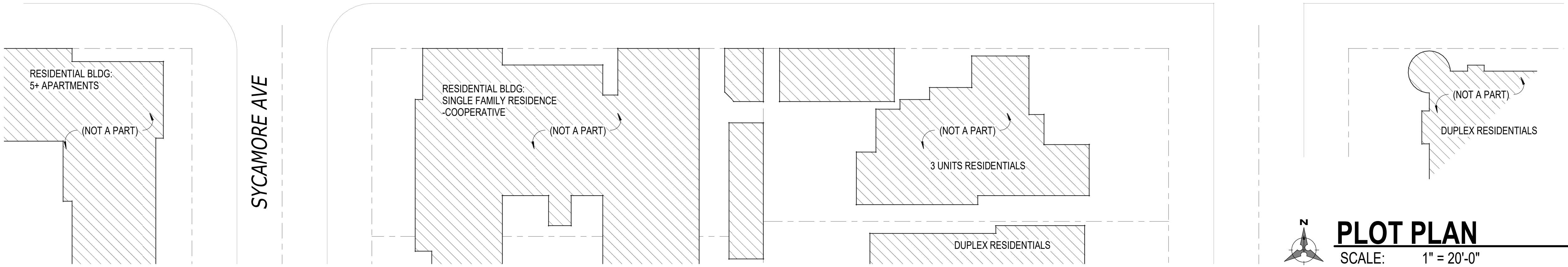
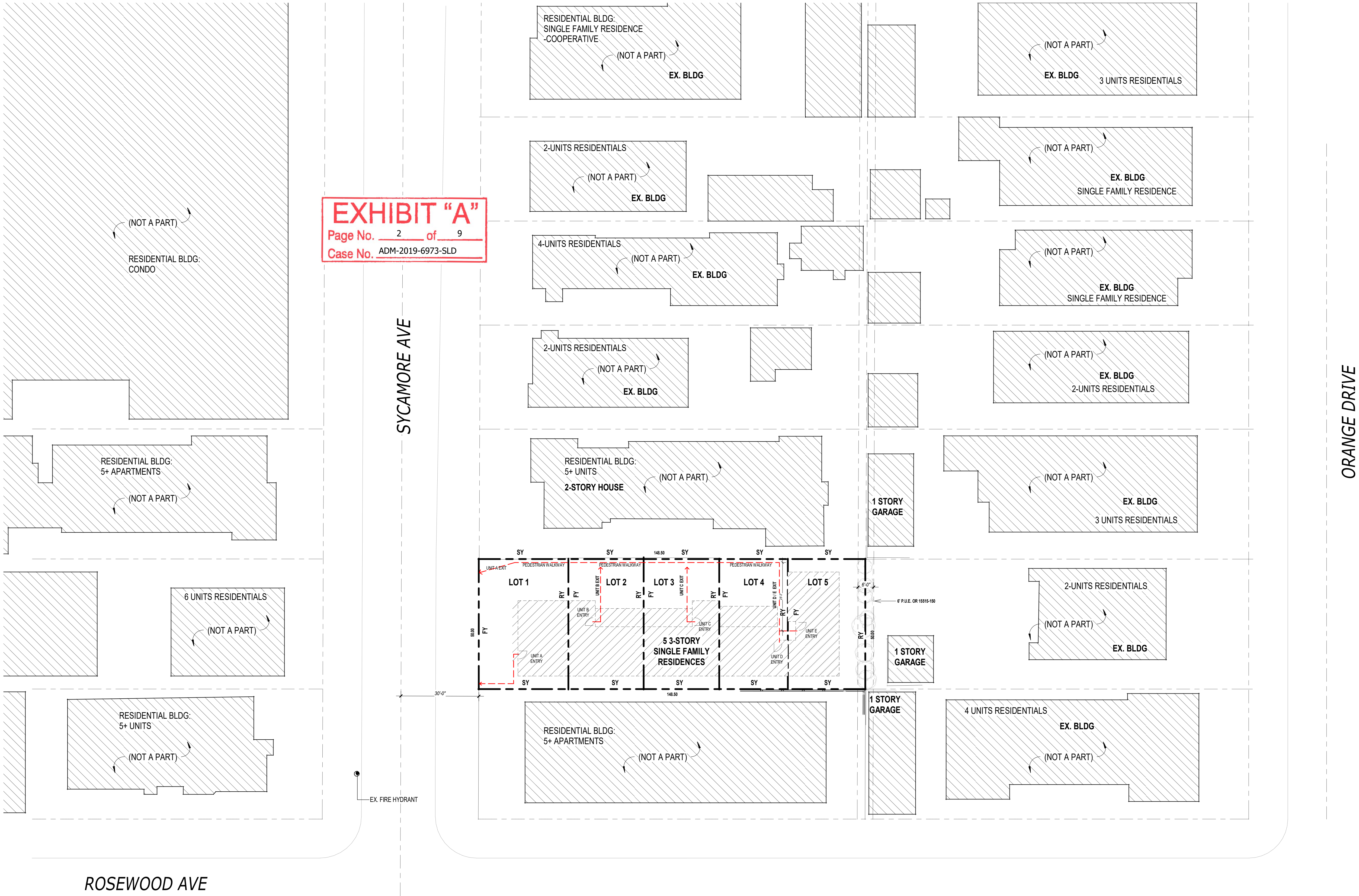
SCALE:

SHEET NAME:

TITLE SHEET

SHEET NO:

A0



BUILDING INFORMATION

PROJECT ADDRESS:

506 SYCAMORE AVE

STORIES:

LOS ANGELES CA 90036

PROJECT DESCRIPTION

(5) UNIT SMALL LOT SINGLE -FAMILY
SUBDIVISION IN THE LD RD 1.5 ZONE

LEGAL DESCRIPTION

TRACT # 8878 LOT 11

LEGAL INFORMATION

PROPERTY AREA:

7,430 SF

APN:

8515-016-012

USE

MEDIUM RESIDENTIAL

ORDINANCE

SMALL LOT ORDINANCE

TRACT:

TR 6143

BLOCK:

NONE

MAP REFERENCE NO:

M B 68-90/91

PLANNING AREA:

CENTRAL

PLANNING & ZONING INFORMATION

ZONING

RD1.5-XL

ZONING INFORMATION:

ZI-2374 LOS ANGELES STATE
ENTERPRISE ZONE
ZI-2452 Transit Priority Area in
the City of Los Angeles

GENERAL PLAN LAND USE:

LOW MEDIUM II RESIDENTIAL

GOVERNING JURISDICTION:

THE CITY OF LOS ANGELES

INCENTIVE AREA:

NONE

TOTAL SITE AREA:

7,430 SF

LANDSCAPING (% OF SITE):

10%

TOTAL FLOOR AREAS:		
LOT & UNIT	FLOOR AREA	PARKING PROVIDED
LOT 1 - UNIT A	1,196 SF	2 STANDARD
LOT 2 - UNIT B	1,661 SF	2 STANDARD
LOT 3 - UNIT C	1,661 SF	2 STANDARD
LOT 4 - UNIT D	1,307 SF	2 STANDARD
LOT 5 - UNIT E	1,832 SF	2 STANDARD
TOTAL LIVING AREA:		7,657 SF

PROJECT NARRATIVE

THE PROJECT CONSISTS OF FIVE (5) SMALL LOT HOMES IN ACCORDANCE WITH SMALL LOT ORDINANCE NO. 176,354 ON A 7,430 NET SQUARE FOOT SITE IN THE RD1.5-XL ZONE WITH TEN (10) AT-GRADE PARKING SPACES. THE RECTANGULAR SITE IS LOCATED ON SYCAMORE AVENUE BETWEEN CLINTON STREET AND ROSEWOOD AVENUE. THE PROPOSED HOMES CONSIST OF THREE LEVELS OF ENCLOSED HABITABLE SPACE AND A ROOFTOP DECK ABOVE THAT WILL CONTAIN AN ENCLOSED STAIRCASE. IN CONJUNCTION WITH THE REQUESTED MAP, THIS PROJECT REQUIRES AN ADJUSTMENT TO PERMIT A MAXIMUM BUILDING HEIGHT OF 33 FEET, 8 INCHES, WHERE 30 FEET ARE PERMITTED BY THE 1 XL HEIGHT DISTRICT, IN ORDER TO ALLOW FOR THE CONSTRUCTION OF ROOFTOP RAILINGS.

NOTE:

SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD-1.5XL,
PUSUANT TO ORDINANCE No. 176,354



PDS STUDIO
ARCHITECTURE+DESIGN

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ARCHITECT SEAL:



PROJECT:

**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:30:36 PM

PROJECT NO:

REVISION

DATE

NOTES:

CHECKED BY: Checker

SCALE: 1" = 20'-0"

SHEET NAME:

PLOT PLAN

SHEET NO:

A1.0

SITE PLAN LEGEND

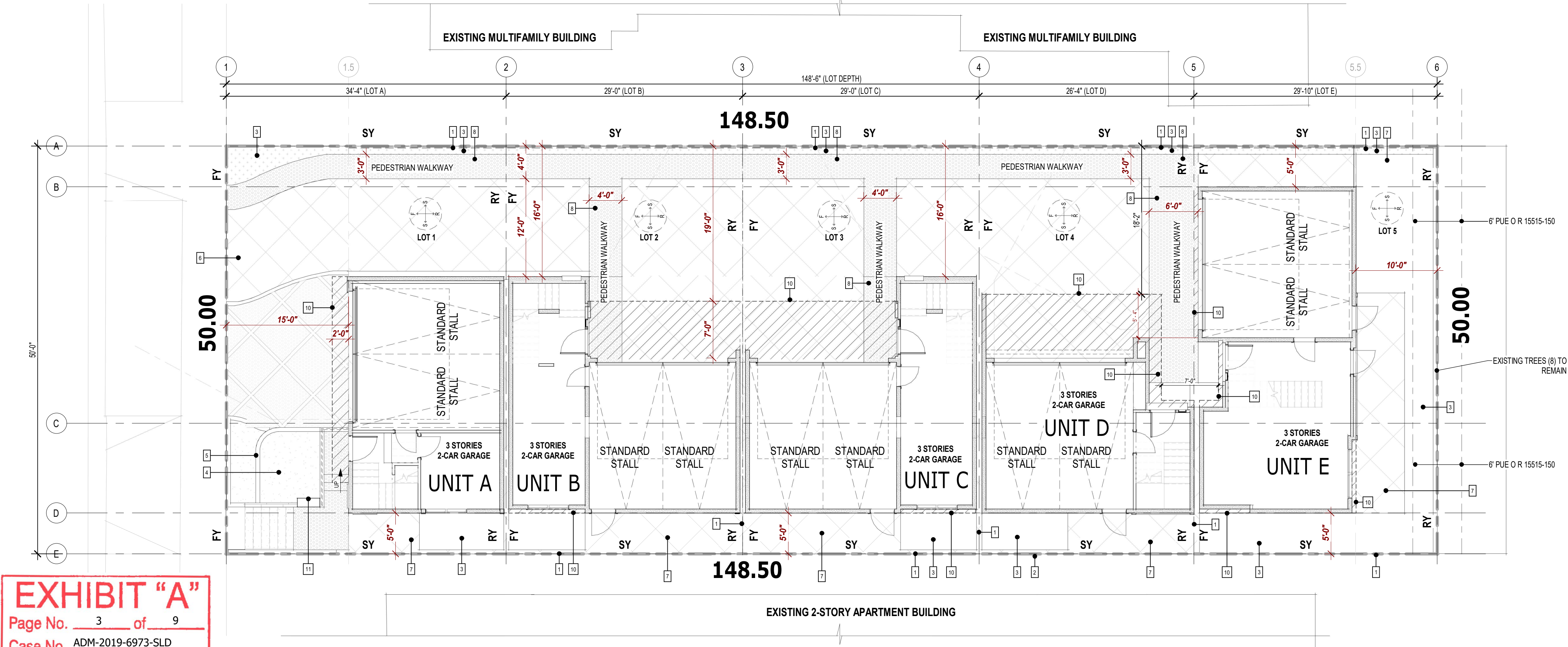
- PERMEABLE ASPHALT PER CIVIL PLAN
(USED AT DRIVEWAY / CONC. WALKWAY)
- PERMEABLE PAVER
(USED FOR PEDESTIRN WALKWAY)
- LANDSCAPED AREA
- GRASS TURF AREA

SITE PLAN KEYNOTES

NOTE: CONTRACTOR TO FIELD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ANY WORK

#	KEYNOTE DESCRIPTION
1	(N) 6'-0"HI. WOOD FENCE
2	EXISTING CONCRETE BLOCK WALL
3	LANDSCAPED AREA
4	LAWN / TURF AREA
5	LOW GARDEN WALL
6	CONCRETE SURFACE (PERMEABLE ASPHALT)
7	CONCRETE SURFACE (GREY)
8	PERMEABLE PAVER WALKWAY (PEDESTRIAN WALKWAY)
9	6'H WOOD FENCING ATOP CONC. BLOCK WALL (5'-9" MIN FROM F.G.)
10	BUILDING OVERHANG (HATCHED)
11	LOCATION OFMAILBOX

N. SYCAMORE AVE

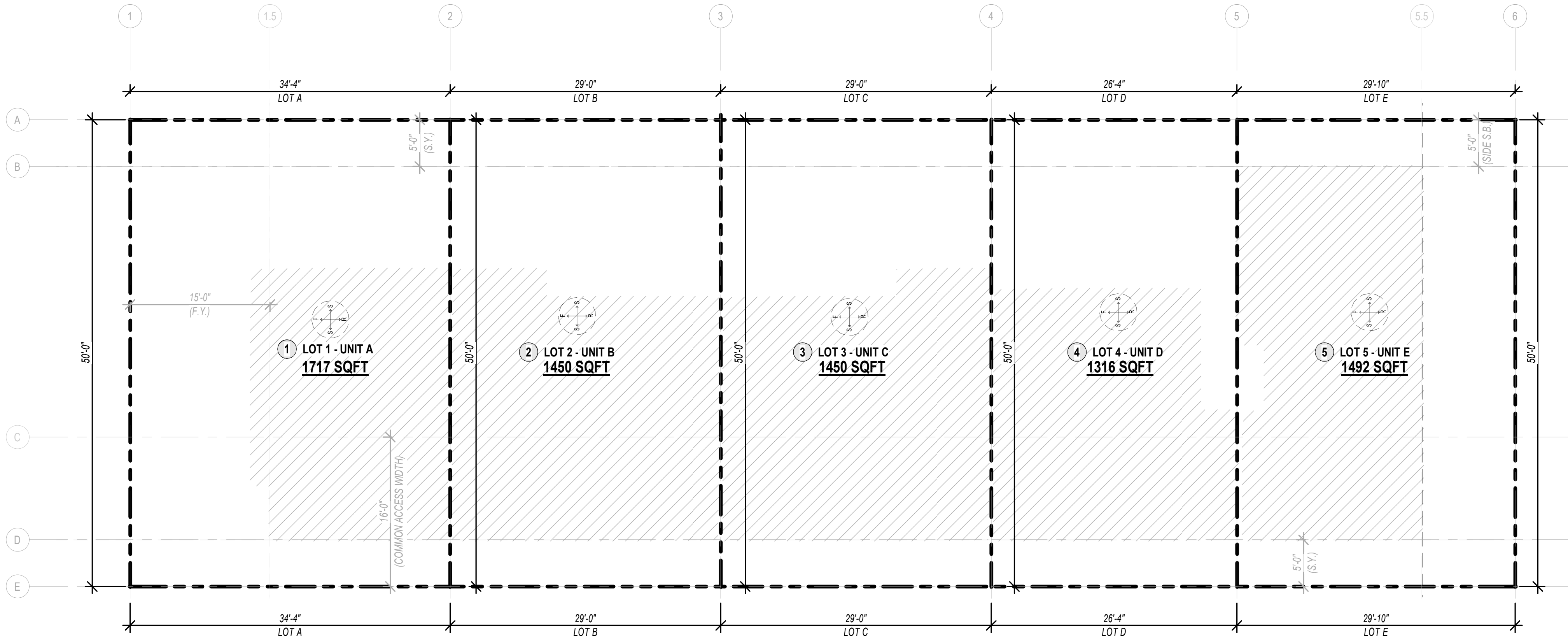


SITE PLAN

SCALE: 1/8" = 1'-0"

NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD-1.5XL, PUSUANT TO ORDINANCE No. 176,354

SETBACK MATRIX					
LOT & UNIT	SETBACKS				BLDG CLEARANCE
	F.Y.	R.Y.	S.Y. 1	S.Y. 2	
LOT 1 - UNIT A	15'-0" (W)	0'-4"(E)	16'-0" (N)	5'-0"(S)	0'-8"
LOT 2 - UNIT B	0'-4"(W)	0'-4" (E)	16'-0" (N)	5'-0" (S)	0'-8"
LOT 3 - UNIT C	0'-4" (W)	0'-4" (E)	16'-0" (N)	5'-0" (S)	0'-8"
LOT 4 - UNIT D	0'-4" (W)	0'-0" (E)	16'-0" (N)	5'-0" (S)	0'-8"
LOT 5 - UNIT E	0'-0"(W)	10'-0"(E)	16'-0" (N)	5'-0" (S)	0'-8"



TRACT MAP

SCALE: 1/8" = 1'-0"

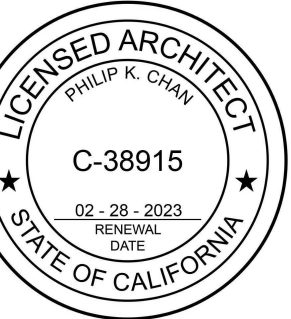


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ARCHITECT SEAL:



PROJECT:

5 UNITS SMALL LOT
SUBDIVISION

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:30:39 PM

PROJECT NO: -
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: 1/8" = 1'-0"

SHEET NAME:

SITE PLAN /
TRACT MAP

SHEET NO:

A1.1

SYCAMORE AVENUE

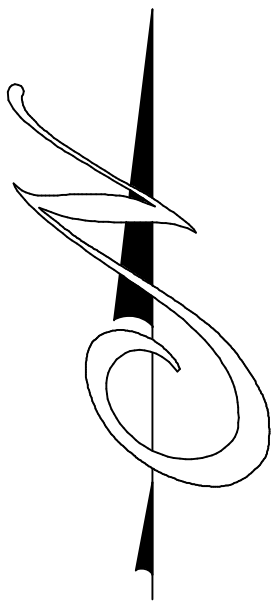


EXHIBIT "A"
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Case No. ADM-2019-6973-SLD

2 STORY HOUSE

1 STORY GARAGE

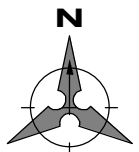
1 STORY HOUSE

1 STORY GARAGE

2 STORY APT BLDG

1 STORY GARAGE

ROSEWOOD AVE



SURVEY
SCALE: 1/8" = 1'-0"

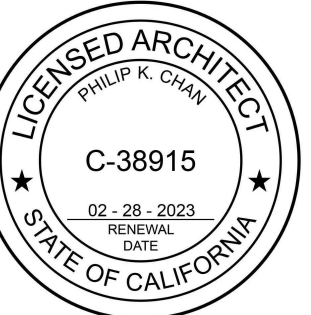


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ARCHITECTURE+DESIGN

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ARCADIA, CA 91006

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ARCHITECT SEAL:



PROJECT:

**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:30:59 PM

PROJECT NO: -
REVISION DATE

NOTES:

CHECKED BY: Checker

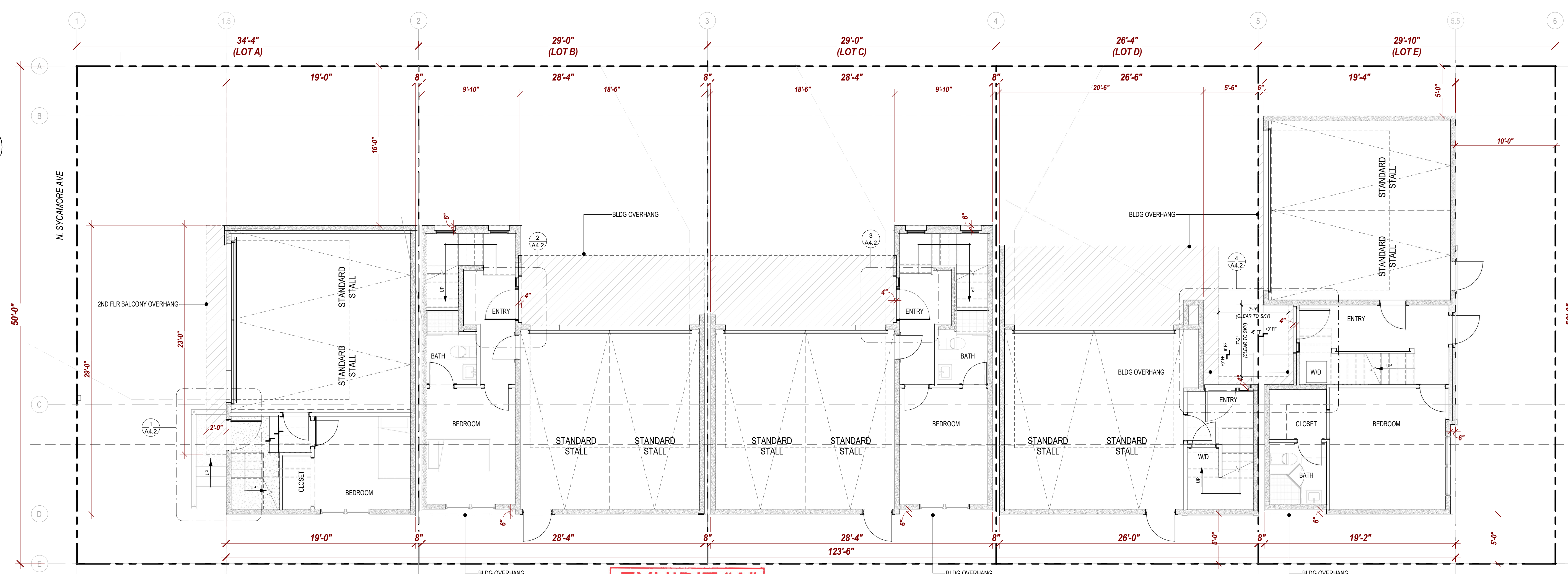
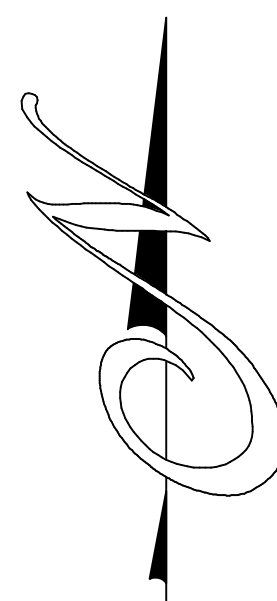
SCALE: 1/8" = 1'-0"

SHEET NAME:

SURVEY MAP

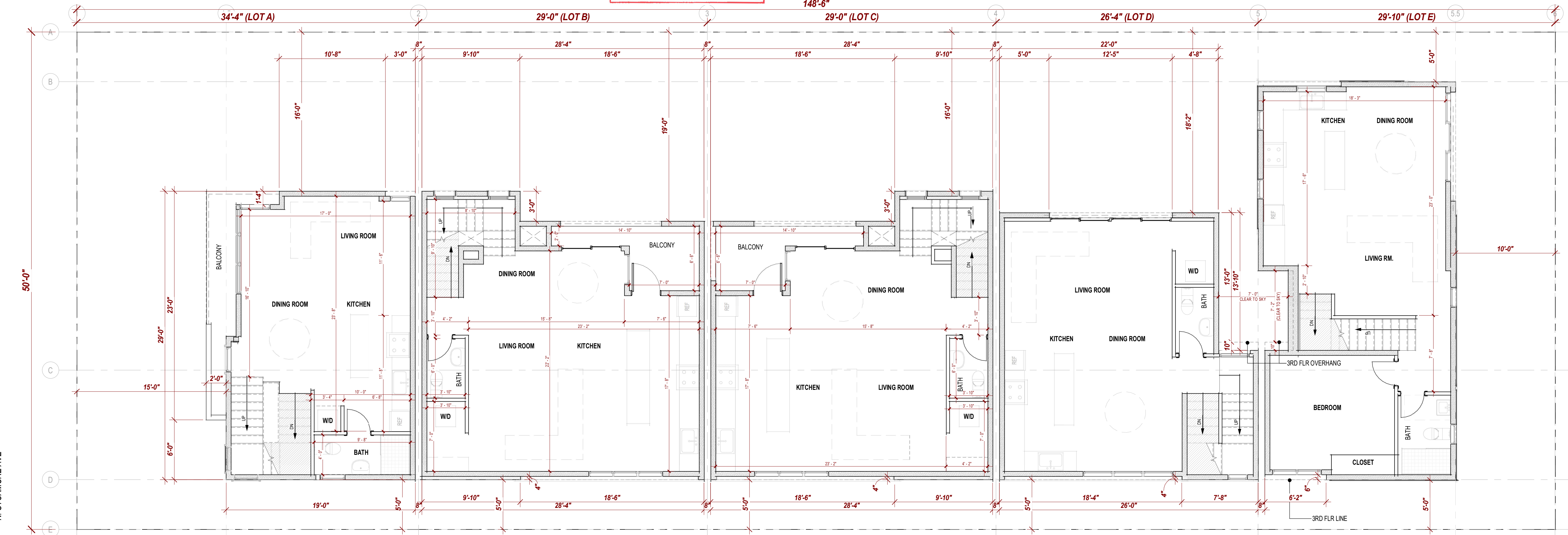
SHEET NO:

A1.2



1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

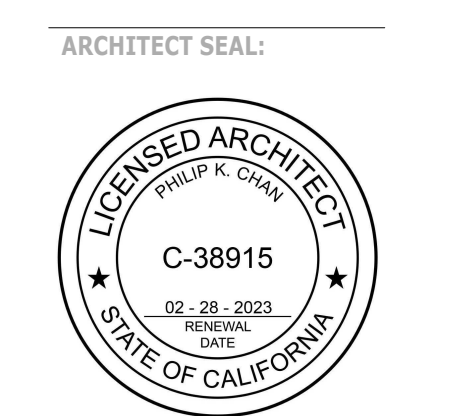
EXHIBIT "A"
Page No. 5 of 9
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2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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PROJECT:
**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:31:02 PM

PROJECT NO:
REVISION DATE

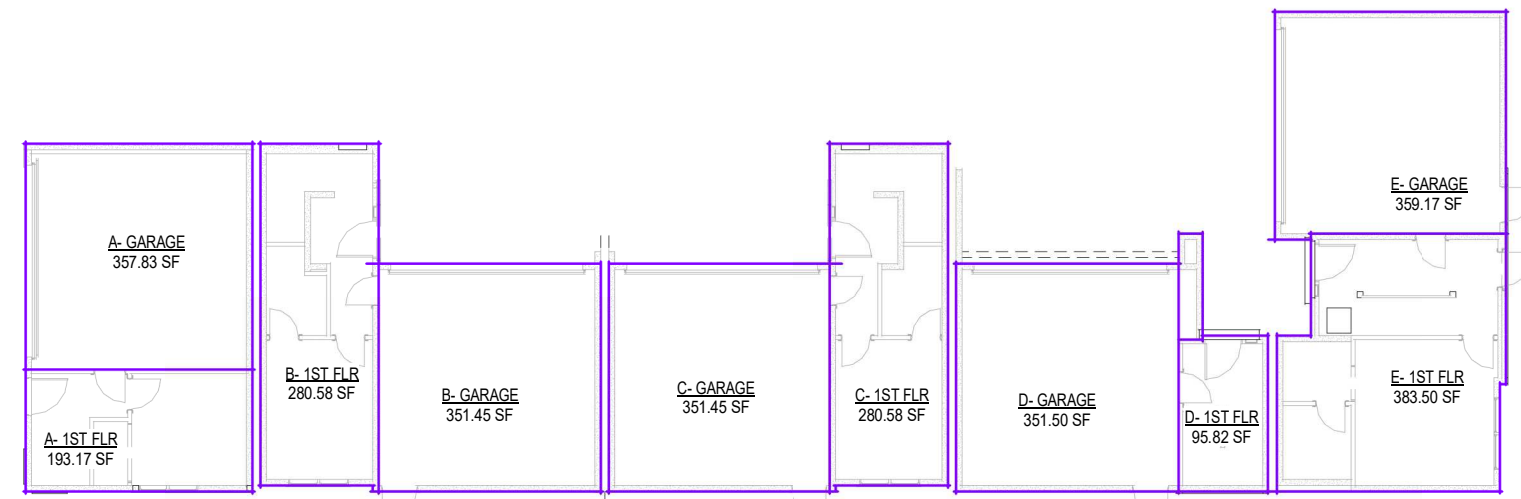
NOTES:

CHECKED BY: Checker
SCALE: 3/16" = 1'-0"
SHEET NAME:

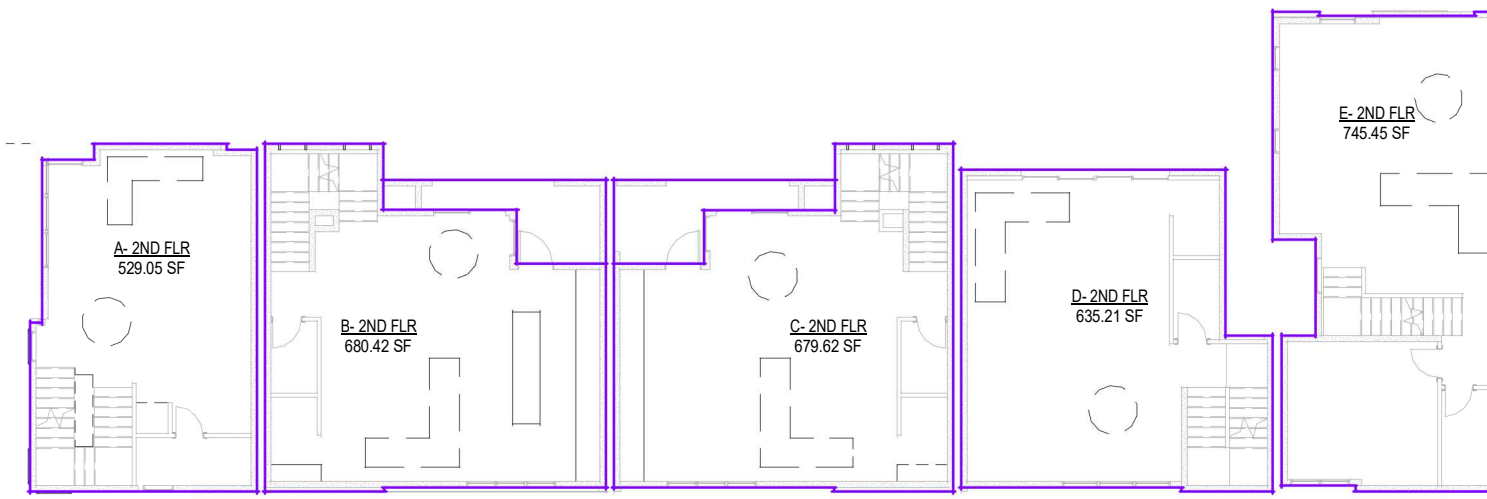
**1ST / 2ND FLOOR
PLAN**

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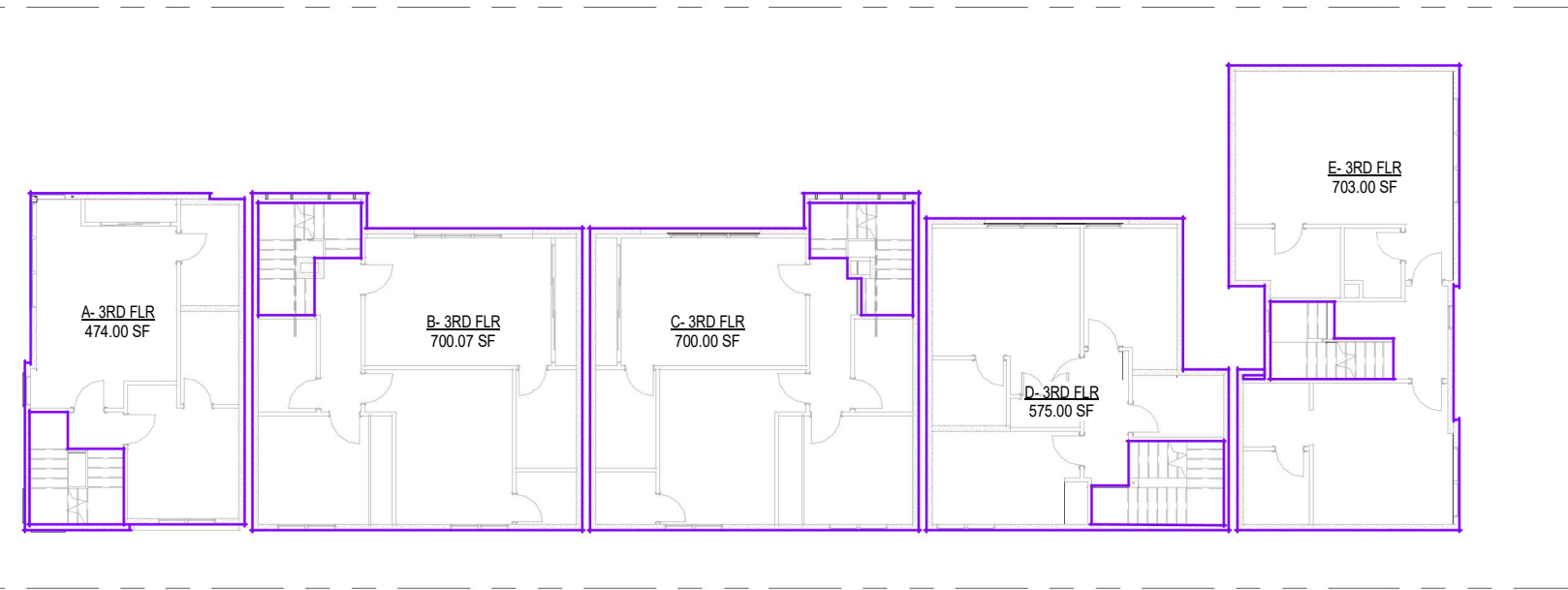
A2.1



1 1ST FLR AREA PLAN
1/16" = 1'-0"



2 2ND FLR AREA PLAN
1/16" = 1'-0"



3 3RD FLR AREA PLAN
1/16" = 1'-0"

EXHIBIT "A"
Page No. 6 of 9
Case No. ADM-2019-6973-SLD

BUILDING SQFT (PER ZONING)

UNIT D LIVING AREA

D- 1ST FLR	96 SF
D- 2ND FLR	635 SF
D- 3RD FLR	575 SF
UNIT D TOTAL:	1,306 SF

UNIT A LIVING AREA

A- 1ST FLR	193 SF
A- 2ND FLR	529 SF
A- 3RD FLR	474 SF
UNIT A TOTAL:	1,196 SF

UNIT E LIVING AREA

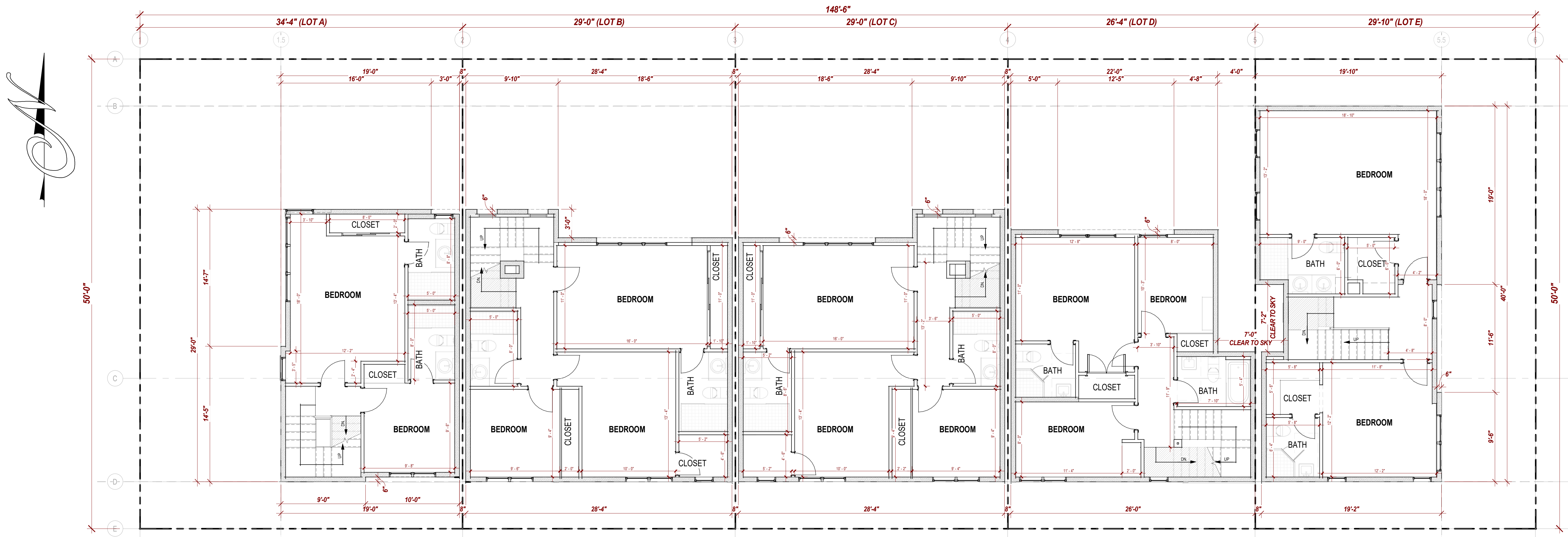
E- 1ST FLR	384 SF
E- 2ND FLR	745 SF
E- 3RD FLR	703 SF
UNIT E TOTAL:	1,832 SF

UNIT B LIVING AREA

B- 1ST FLR	281 SF
B- 2ND FLR	680 SF
B- 3RD FLR	700 SF
UNIT B TOTAL:	1,661 SF

UNIT C LIVING AREA

C- 1ST FLR	281 SF
C- 2ND FLR	680 SF
C- 3RD FLR	700 SF
UNIT C TOTAL:	1,660 SF

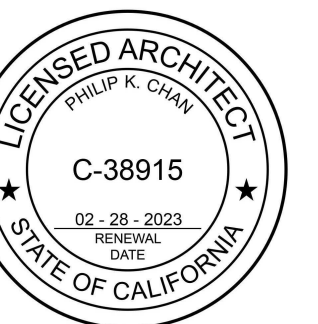


3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



711 S. FIRST AVE,
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:

**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:31:05 PM

PROJECT NO: -
REVISION DATE

NOTES:

CHECKED BY: Checker

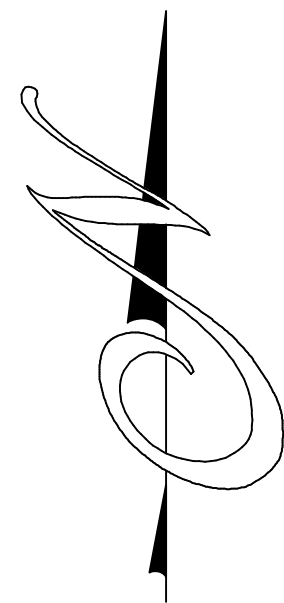
SCALE: As indicated

SHEET NAME:

**3RD FLOOR PLAN
/ AREA PLAN**

SHEET NO:

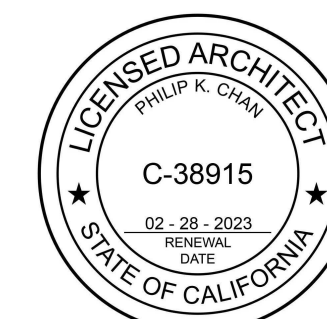
A2.2



PDS STUDIO
ARCHITECTURE+DESIGN

711 S. FIRST AVE,
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:

**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: **7/13/2021**
4:31:08 PM

PROJECT NO: -
REVISION DATE

NOTES:

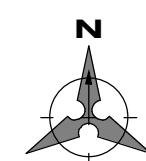
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SCALE: **3/16" = 1'-0"**
SHEET NAME:

**ROOF DECK /
ROOF PLAN**

SHEET NO:

A3

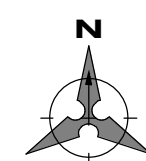


ROOF DECK PLAN

SCALE: 3/16" = 1'-0"

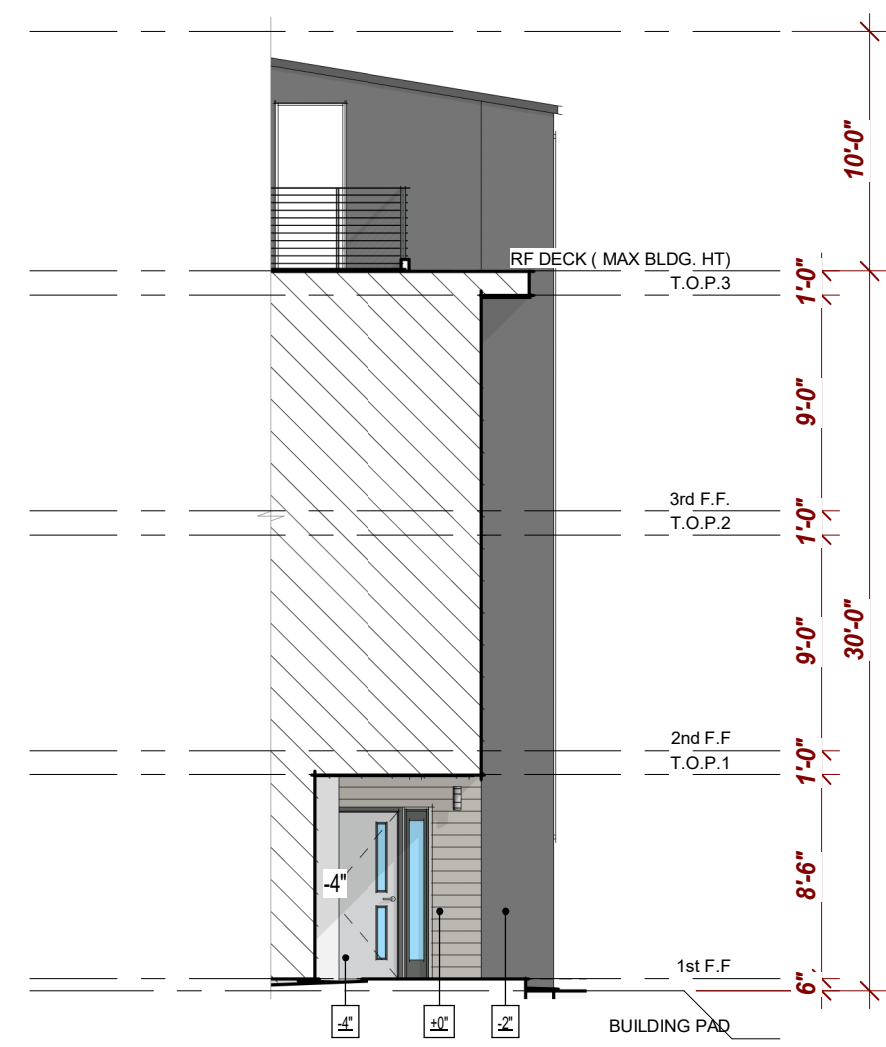
EXHIBIT "A"

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Case No. ADM-2019-6973-SLD

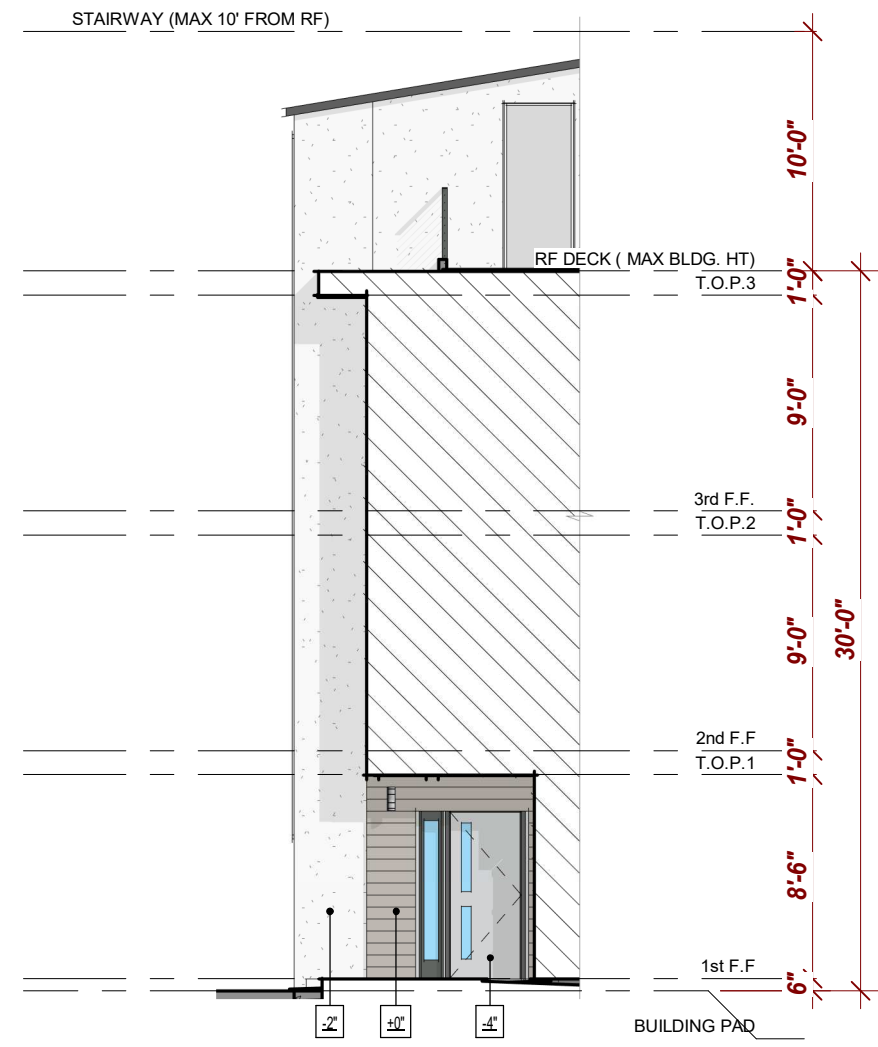


ROOF PLAN

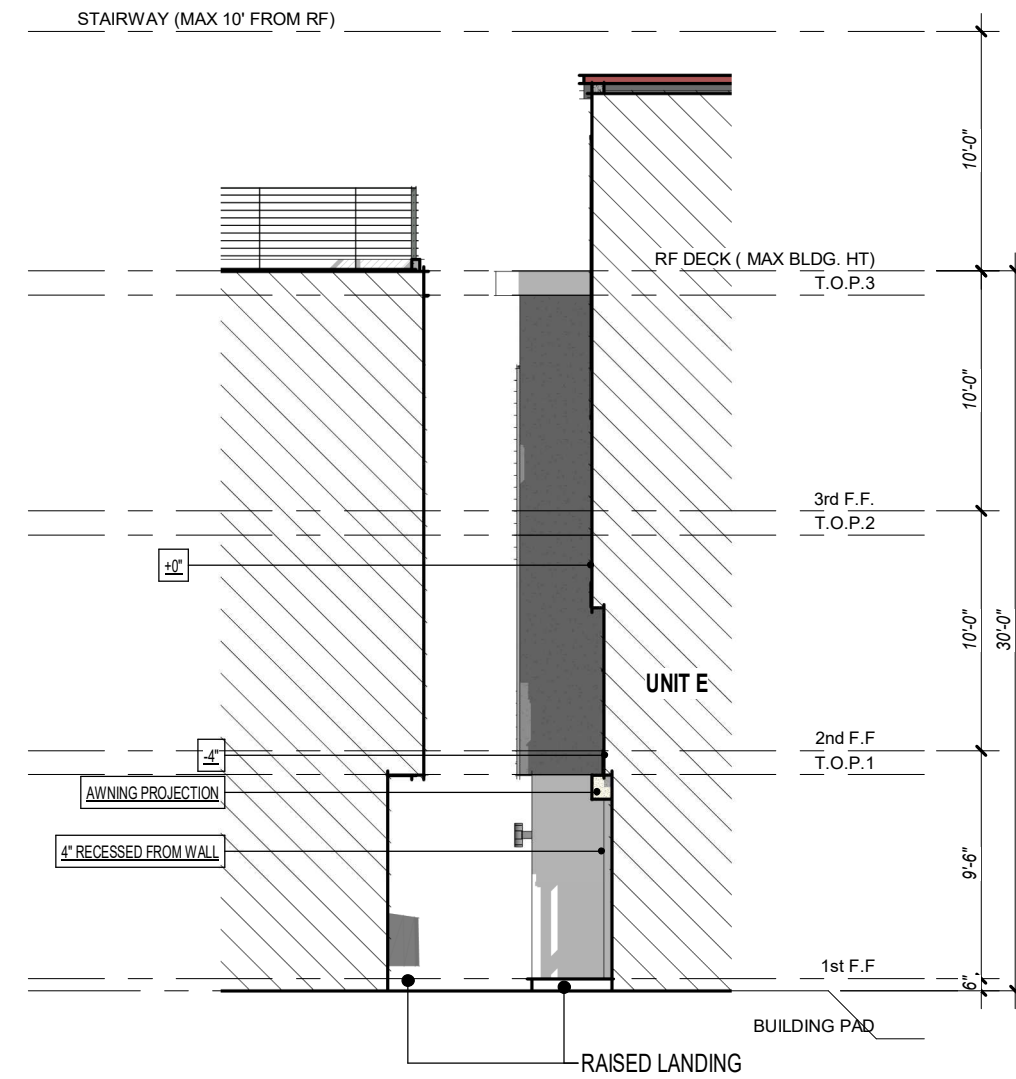
SCALE: 3/16" = 1'-0"



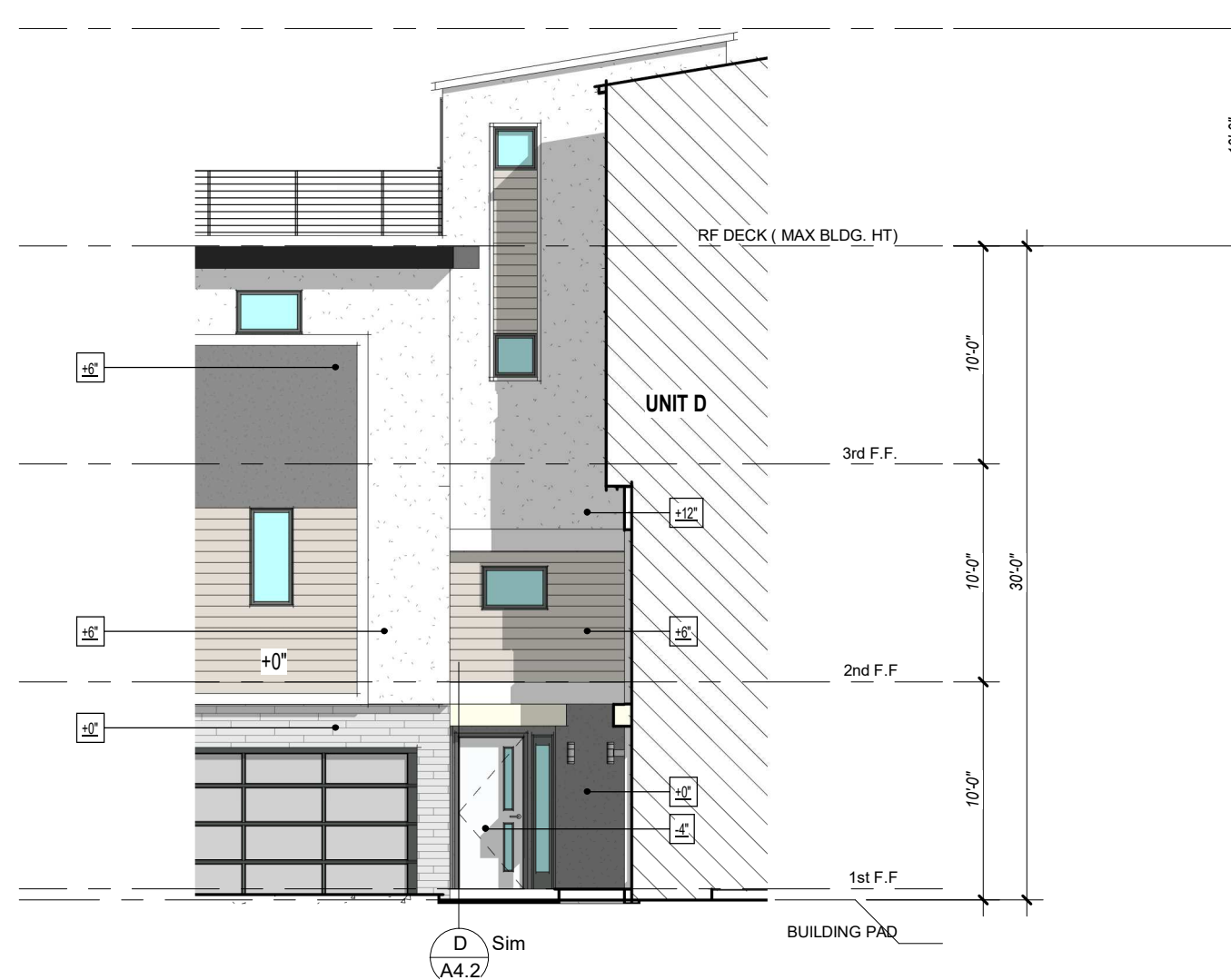
0 UNIT B FRONT ELEVATION
1/8" = 1'-0"



1 UNIT C FRONT ELEVATION
1/8" = 1'-0"



2 UNIT D FRONT ELEVATION
1/8" = 1'-0"



3 UNIT E REAR ELEVATION
1/8" = 1'-0"

EXHIBIT "A"
Page No. 8 of 9
Case No. ADM-2019-6973-SLD

ELEVATIONS SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MATERIAL		FINISH	COLOR	MANUFACTURE
1	SHINGLE ROOFING (COOL ROOF)	TIMBERLINE COOL SERIES SHINGLES	WEATHERED WOOD	GAF
2	CEMENT PLASTER AT BASE	STUCCO FINISH BOARD FORMED	P-1661 TITANIUM (+2LB)	MERLEX STUCCO
3	WINDOW	TRINISC COLLECTION	BRONZE	MILGARD
4	STUCCO (LIGHTER)	SAND STUCCO FINISH	P-505 AGATE	MERLEX STUCCO
5	STUCCO (DARKER)	SAND STUCCO FINISH	P-1661 TITANIUM (+2LB)	MERLEX STUCCO
6	FASCIA BOARD	WOOD, PAINTED	LEGENDARY GRAY (DUNN EDWARDS)	MILLWORK BY LUMBER YARD
7	SIDING	COMPOSITE SIDING	COLOR: IPE	FIBERON
8	EXTERIOR PAINT	PAINTED	LEGENDARY GRAY (DUNN EDWARDS)	-
9	EXT. LIGHTING: SEE NOTES FOR DIMENSION	DIE CAST ALUMINUM (BLACK)	FROST GLASS	MAXIM
10	DOWN SPOUT/LEADER HEAD RAIN GUTTER	COLOR COATED ALUMINUM	RUSTIC BROWN	IRONWORKS BY OTHERS
11	GARAGE DOORS	PAINTED	BLACK	AMARR GARAGE DOOR
12	VERTICAL WOOD SIDING	WOOD, PAINTED	DE6125 CARVED WOOD (DUNN EDWARDS)	JAMES HARDIE
13	WROUGHT IRON / CABLE RAILING	COLOR COATED ALUMINUM	METALLIC	IRONWORK BY OTHERS



4 SIDE (SOUTH) ELEVATION
1/8" = 1'-0"



5 FRONT (WEST) ELEVATION
1/8" = 1'-0"



6 SIDE (NORTH) ELEVATION
1/8" = 1'-0"



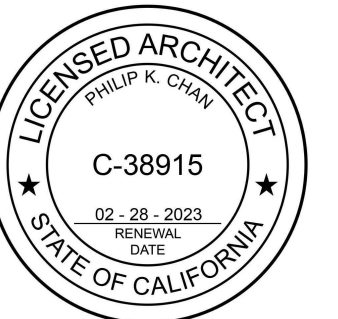
7 REAR (EAST) ELEVATION
1/8" = 1'-0"



PDS STUDIO
ARCHITECTURE+DESIGN

711 S. FIRST AVE,
ARCADIA, CA 91006
TEL: 626-294-9402
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ARCHITECT SEAL:



PROJECT:

**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:31:20 PM

PROJECT NO: -
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: 1/8" = 1'-0"

SHEET NAME:

ELEVATIONS

SHEET NO:

A4.1

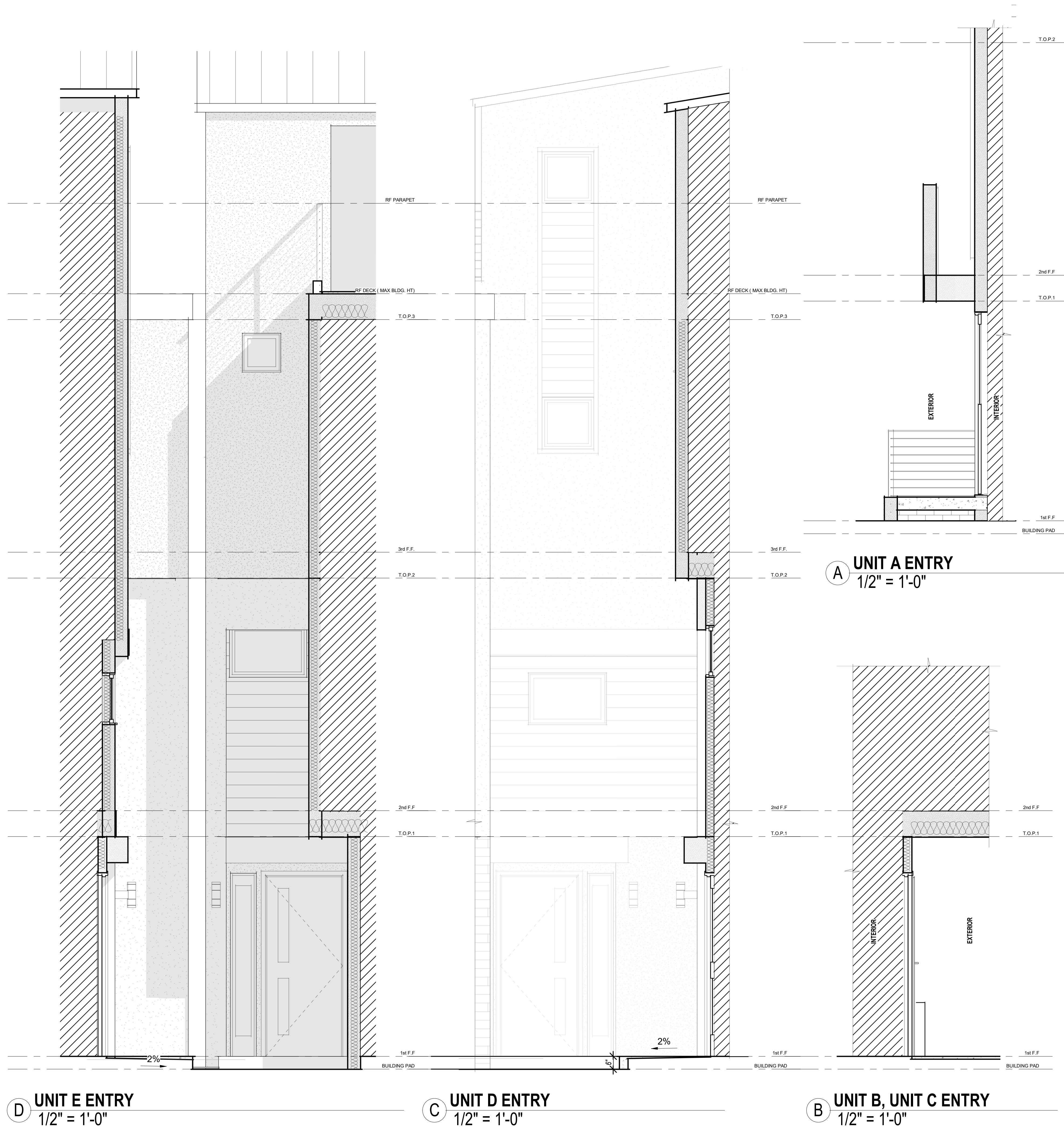
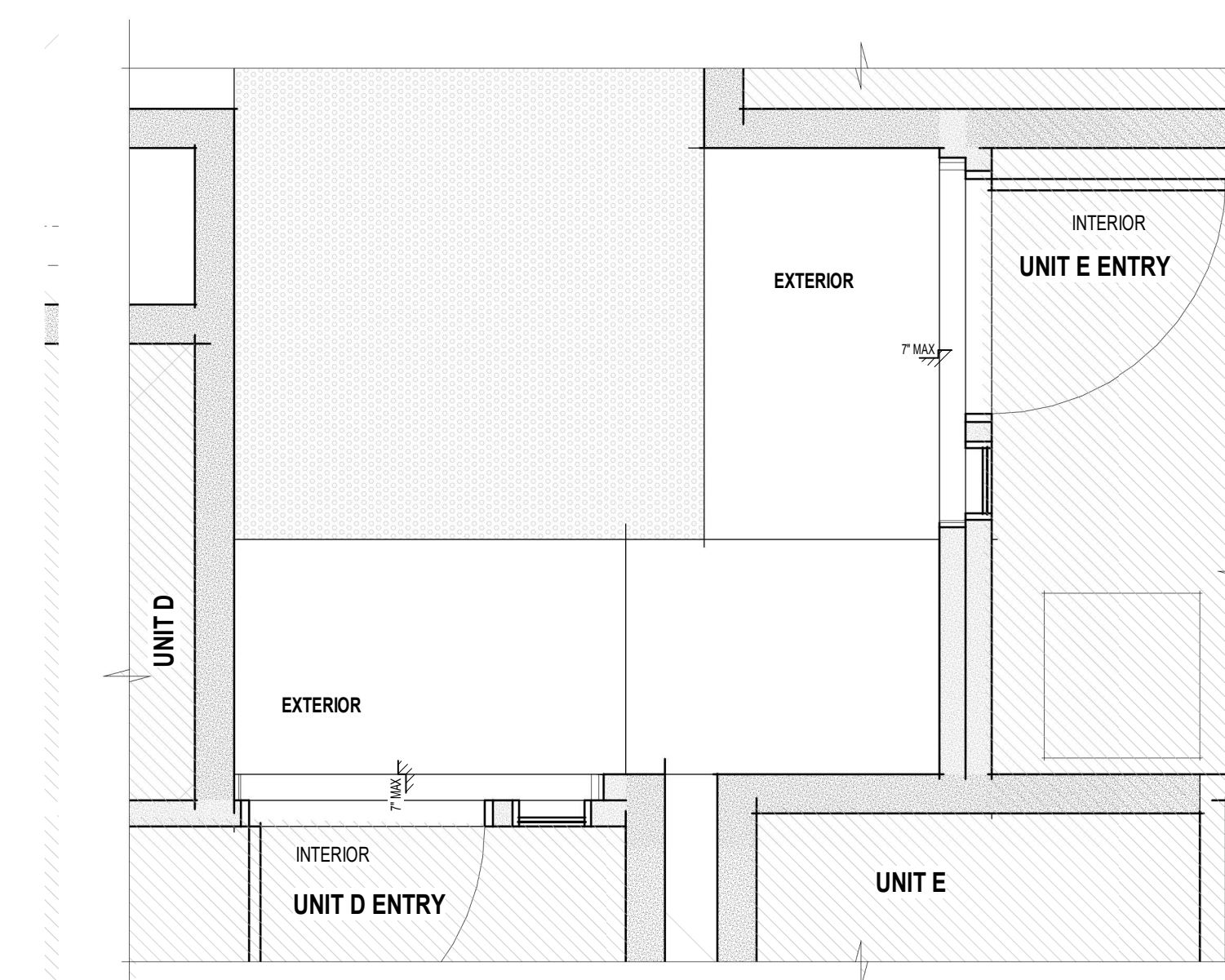
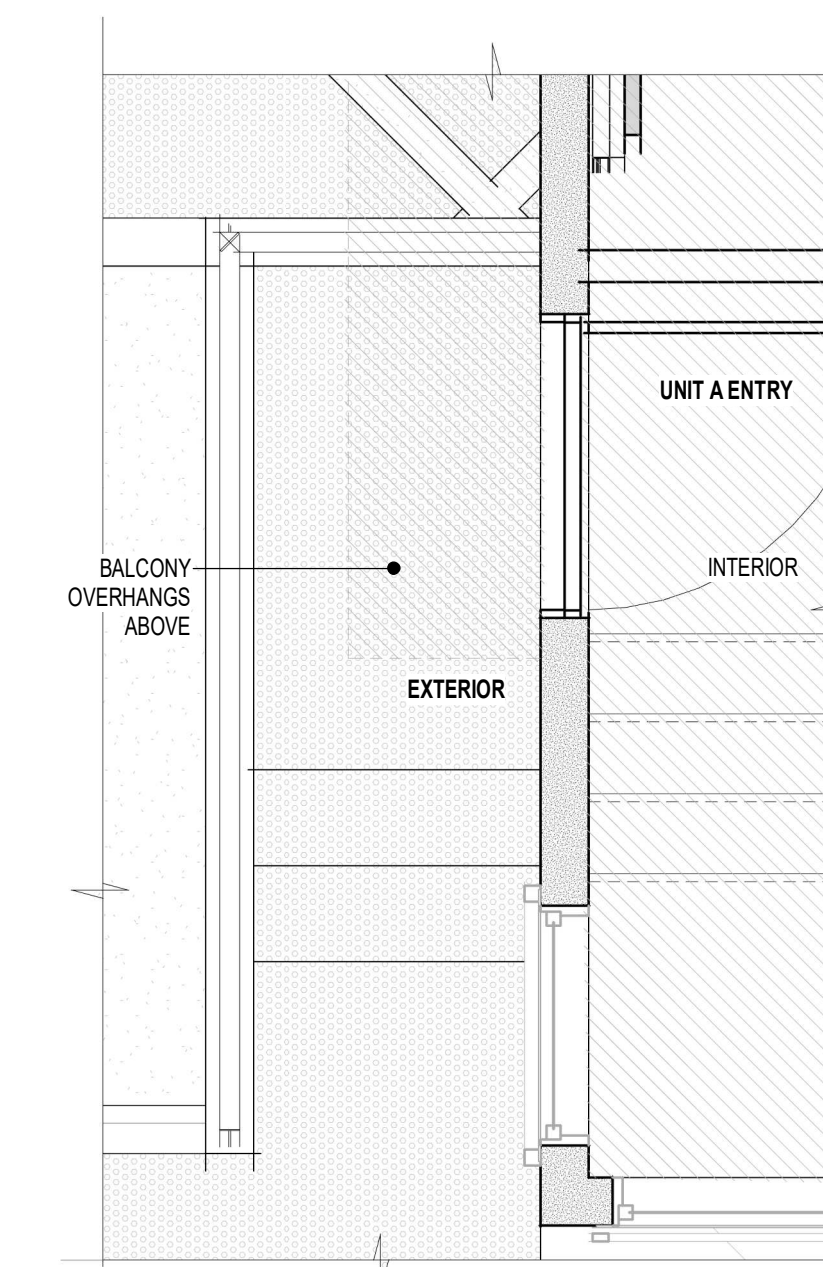
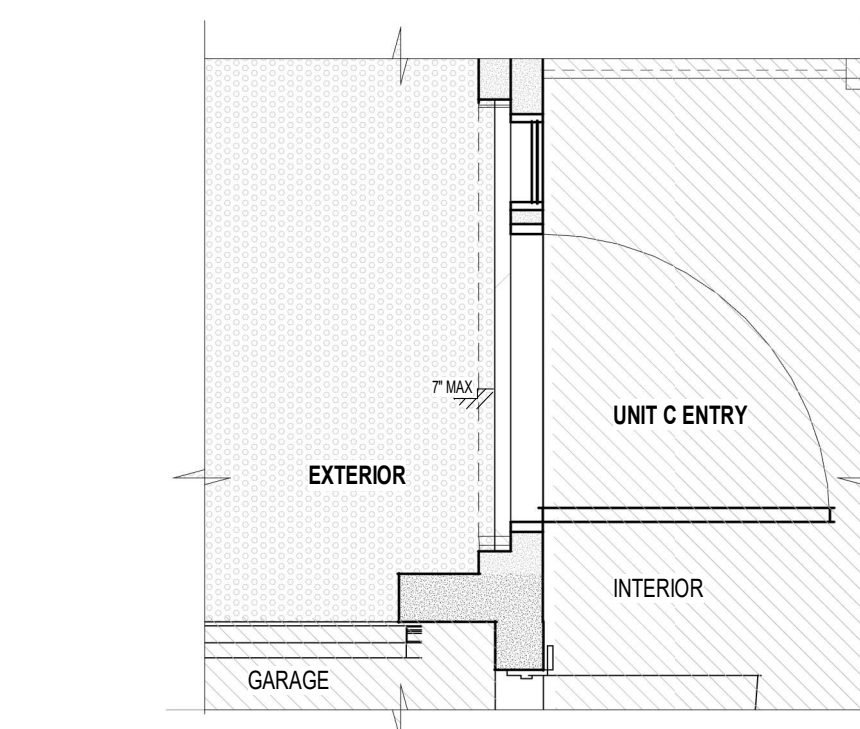
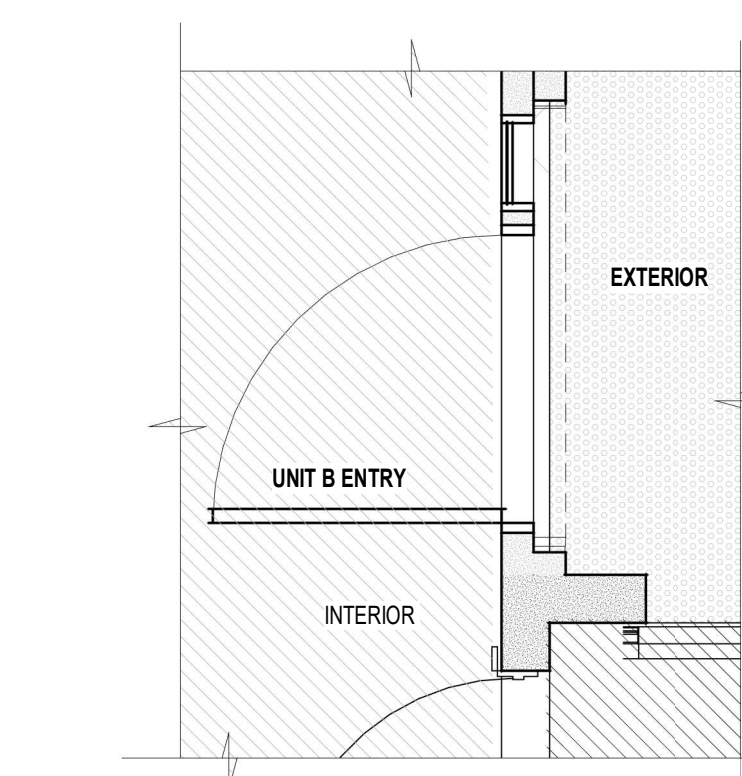


EXHIBIT "A"
Page No. 9 of 9
Case No. ADM-2019-6973-SLD

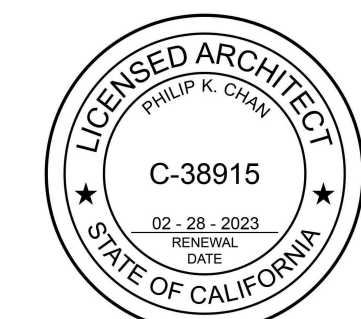


PDS STUDIO
ARCHITECTURE+DESIGN

711 S. FIRST AVE,
ARCADIA, CA 91006

TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:

**5 UNITS SMALL LOT
SUBDIVISION**

506 N. SYCAMORE AVE
LOS ANGELES, CA 90036

PLOT DATE: 7/13/2021
4:31:25 PM

PROJECT NO: -
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: 1/2" = 1'-0"

SHEET NAME:

**ENTRY PLAN /
ELEVATIONS**

SHEET NO:

A4.2

VESTING TENTATIVE TRACT NO.82842

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 135 OF TRACT NO. 6143, AS PER MAP RECORDED
IN BOOK 68, PAGE 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

OWNER:
SYCAMORE SUN LLC
C/O GRACE KWOK
711 S. FIRST STREET
ARCADIA, CA 91006

PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588
FAX: 626-263-3599

NOTES:
ZONE: RD1.5-1XL (PRESENT)
ZONE: RD1.5-1XL (PROPOSED)
NO. OF EX. BUILDINGS: 1
NO. OF PROP. BUILDING: 5
NO. OF EXISTING LOTS: 1
NO. OF PROPOSED LOTS: 5
NO. OF PROP. PARKING: 10 GARAGE PARKINGS
APN # 5525-019-013
AREA OF PROPERTY: 7425 SQ. FT. (0.17 ACRES)

SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
NO HAZARDOUS CONDITION EXIST ON SITE.
VESTING TENTATIVE TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES.
SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE,
PURSUANT TO ORDINANCE NO.176,354.

EASEMENT NOTES:

- Ⓐ PROPOSED 5' WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES.
- Ⓑ PROPOSED 16' AND 24' COMMON ACCESS AND PUBLIC UTILITY EASEMENT CLEAR TO SKY.

NOTE: THE COMMON ACCESS SHOWN HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS EITHER A PUBLIC OR AN APPROVED PRIVATE STREET.

UTILITY SERVICES:

WATER - CITY OF LOS ANGELES
SEWER - CITY OF LOS ANGELES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - CITY OF LOS ANGELES
TELEPHONE - AT&T
SCHOOL - LOS ANGELES SCHOOL DISTRICT
FIRE - CITY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - CITY OF LOS ANGELES

BENCHMARK:

BENCH MARK: 12-14090 CITY OF LOS ANGELES
WIRE SPIKE IN E CURB OF MC CADDEN PL;
9FT N/O ROSEWOOD AVE N END CB
ELEVATION 259.028

SURVEY WAS CONDUCTED BY AL THELWELL (LS 6999) ON 11/16/2018

FOR SMALL LOT SUBDIVISION PURPOSES

CONSTRUCTION NOTE

- EX. STRUCTURE TO BE REMOVED
- EX. TREE TO BE REMOVED
- PROP. DRIVEWAY APPROACH CONNECT TO EX. NEIGHBOR DRIVEWAY.
- PROP. CONCRETE DRIVEWAY AND FIRE LANE
- PROP. WATER METER
- PROP. PVC DRAIN PIPE
- PROP. CATCH BASIN
- PROP. WALKWAY
- PULL BOX TO BE RELOCATED
- PROP. SEWER CLEAN OUT
- PROP. SEWER LATERAL
- EX. WALL TO BE REMOVED.
- EX. TREE TO REMAIN.
- PROP. 5' BLOCK WALL

LOT TABLE

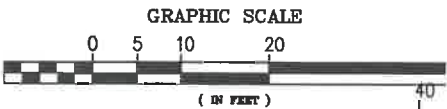
LOT NO.	GROSS AREA (SQ. FT.)	NET AREA* (SQ. FT.)
1	1,724	723
2	1,450	840
3	1,450	840
4	1,315	763
5	1,486	1,117
TOTAL	7,425	4,283

* NET AREA EXCLUDES ALL EASEMENT AREA

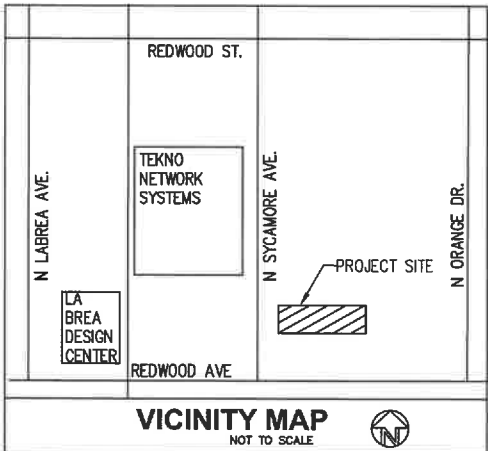
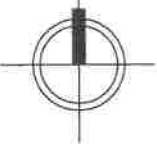
NOTES:

- NO EXISTING EASEMENT ON SITE.
- NO OAK TREE ON SITE.
- ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.

SCALE: 1"=10'-0"



NORTH



TREE TABLE						
TREE #	COMMON NAME	CONDITION	TRUNK SIZE	PROTECTED TREE?	LOCATION	REMOVE/KEEP
1	EUCALYPTUS	A	12"	NO	N. PL	REMOVE
2	PERSIMMON	A	12"	NO	N.E. PL	REMOVE
3	EUCALYPTUS	A	16"	NO	N.E. PL	REMOVE
4	GLOSSY PRIVET	A	10"	NO	S. PL	REMOVE
5	BRUSH CHERRY	A	8"	NO	E. PL	KEEP
6	BRUSH CHERRY	A	8"	NO	E. PL	KEEP
7	BRUSH CHERRY	A	8"	NO	E. PL	KEEP
8	BRUSH CHERRY	A	12"	NO	E. PL	KEEP
9	BRUSH CHERRY	A	10"	NO	E. PL	KEEP
10	BRUSH CHERRY	A	10"	NO	E. PL	KEEP
11	BRUSH CHERRY	A	10"	NO	E. PL	KEEP
12	BRUSH CHERRY	A	10"	NO	E. PL	KEEP

LOT & UNIT	SETBACK MATRIX				
	F.Y.	R.Y.	S.Y. 1	S.Y. 2	BLDG. CLEARANCE
LOT 1-UNIT A	15'(W)	0.33'(E)	16'(N)	5'(S)	0.67'
LOT 2-UNIT B	0.33'(W)	0.33'(E)	16'(N)	5'(S)	0.67'
LOT 3-UNIT C	0.33'(W)	0.33'(E)	16'(N)	5'(S)	0.67'
LOT 4-UNIT D	0.33'(W)	0(E)	16'(N)	5'(S)	0.67'
LOT 5-UNIT E	0'(W)	10'(E)	5'(N)	5'(S)	0.67'

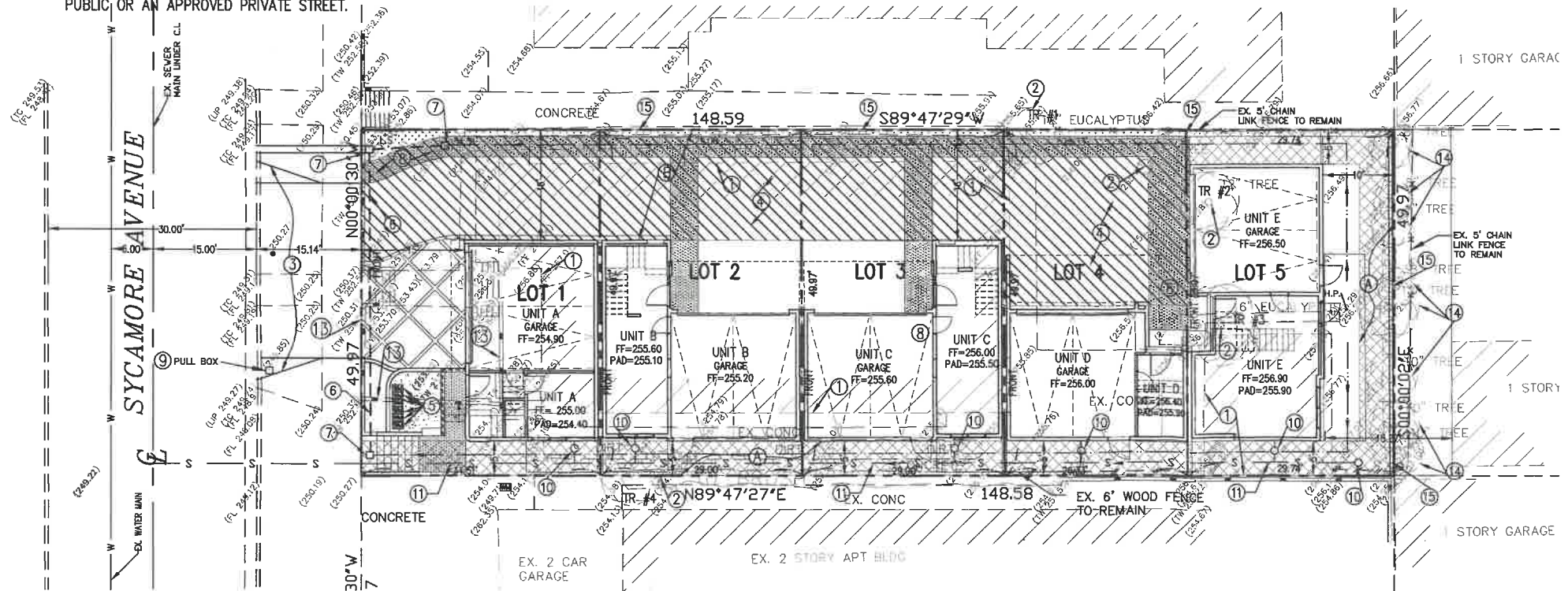
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP

NOV 22 2021

REVISED MAP
EXTENSION OF TIME
FINAL MAP UNIT
MODIFIED
DEPUTY ADVISOR AGENDA

LEGEND:

- EXISTING STRUCTURES
- PROPOSED DRIVEWAY
- PROPOSED SEWER
- EXISTING CONTOURS
- EXISTING ELEVATION
- NEW STRUCTURES
- DRAINAGE PATTERN
- EXISTING FIRE HYDRANT
- WOOD FENCE
- TREE
- EX. BUILDING
- LANDSCAPE
- PEDESTRIAN WALKWAY
- DRIVEWAY
- FLOW LINE
- GAS METER
- LANDSCAPE
- SEWER MANHOLE
- SIDEWALK
- WATER METER
- FINISH SURFACE
- FINISH GRADE
- FINISH SURFACE
- FINISH FLOOR
- TOP OF CURB
- HIGH POINT
- TOP OF WALL



PROJECT LOCATION:
506 N. SYCAMORE AVE.
LOS ANGELES, CA 90036

REVISIONS BY
100720 SH
071321 SH

RELEASED DATE

PREPARED FOR:
SYCAMORE SUN LLC
711 S FIRST STREET
ARCADIA, CA 91006

EGL Associates, Inc.



11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006

Tel: (626)263-3588
Fax: (626)263-3599

DRAWING 1 of 1
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