

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 26, 2023

Owner/Applicant

Nathan Hobba
SBD Real Estate Two, LLC
340 South Lemon Avenue, #2212
Walnut, CA 91789

Case Number: VTT-74750-SL

Related Case(s): DIR-2017-206-CDO-CLQ

CEQA: ENV-2017-207-CE

Address: 4344 N Eagle Rock Blvd

Representative

Sami Kohanim
Land Use Developers Corp.
7136 Haskell Avenue #320
Van Nuys, CA 91406

Planning Area: Northeast Los Angeles

Council District: 1 - Hernandez

Zone: [Q]C2-1VL-CDO

D.M.: 156A219

Letter of Correction

On September 12, 2018, in accordance with provisions of Section 17.03 and 12.22 C.27 of the Los Angeles Municipal Code, the Advisory Agency adopted a Categorical Exemption from environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines, and approved Vesting Tentative Tract No. 74750-SL composed of two parcels and an alley, located at 4344 Eagle Rock Boulevard, for a maximum of 13 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354. In addition the Advisory Agency approved a Zoning Administrator's Adjustment to allow a 4.9 percent reduction in the minimum lot area for one lot to measure 1,426 square feet in lieu of the required 1,500 square feet, as shown on map stamp-dated May 8, 2018 in the Northeast Los Angeles Community Plan.

Subsequently, Bureau of Engineering (BOE) staff identified an error in the original Letter of Determination (LOD). The error identified is in the 'BUREAU OF ENGINEERING – STANDARD CONDITIONS' section of the LOD on Page 13 as described below.

The second sentence in Condition number S-3(i) on Page 13 requires that the Applicant improve the alley turning area to the satisfaction of the City Engineer. At the public hearing

held by the Subdivision Committee, the Applicant requested that all dedications and improvements for the alley turn around be removed. At the time of the hearing, the Deputy Advisory Agency agreed to the request however, this was not completely revised in the Letter of Determination.

Therefore, the Advisory Agency hereby makes the following correction to the Letter of Determination. Bureau of Engineering – Standard Conditions, Condition No. S-3(i) on Page 13 is therefore modified to read as follows. (The deleted text is shown in ~~strikethrough~~ and in **bold**. See below.)

- (i) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer. ~~Improve the alley turning area satisfactory to the City Engineer, including any necessary removal and reconstruction of the existing improvements.~~

All other conditions and findings remain the same.

Vincent P. Bertoni, AICP
Advisory Agency



Vanessa Soto, AICP
Deputy Advisory Agency
VS:NS

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 1, 2022

Applicant

Nextgen Eaglerock 13 LLC
David French
1451 Quail Street #204
Newport Beach, CA 92660

Representative

DHS & Associates Inc.
Steve Nazemi
275 Centennial Way #205
Tustin, CA 92780

RE: Vesting Tentative Tract Map No. 74750-SL

Related Case: DIR-2017-206-CDO-CLQ
Address: 4344 North Eagle Rock Boulevard
Community Plan: Northeast Los Angeles
Council District: 1 - Cedillo
Zone: Q]C2-1VL-CDO
CEQA: ENV-2017-207-CE

EXTENSION OF TIME

On September 12, 2018, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 74750-SL for a maximum of 13 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 and a Zoning Administrator's Adjustment to allow a 4.9 percent reduction to the minimum lot area for one lot to measure 1,426 square feet in lieu of the required 1,500 square feet, as shown on map stamped-dated May 8, 2018 in the [Q]C2-1VL-CDO Zone, located at 4344 North Eagle Rock Boulevard within the Northeast Los Angeles Community Plan.

On September 7, 2018, the Director of Planning conditionally approved a Community Design Overlay Plan Approval for the demolition of an existing commercial office building and the construction of a 13 unit small lot subdivision including 11 four (4)-story single family dwellings and two (2) three (3)-story mixed-use buildings with a total of 490 square feet of commercial space along Eagle Rock Boulevard under DIR-2017-206-CDO-CLQ.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. On October 13, 2022, the Deputy Advisory Agency granted an 18-month extension pursuant to AB 1561, resulting in a new expiration for the recording of the final map to **March 24, 2023**. On November 9, 2022, a Chapter 1 Time Extension was requested for the subject map. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 74750-SL.

In addition, pursuant to Chapter 1, LAMC Section 12.36 G.2, quasi-judicial approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and related Case No. DIR-2017-206-CDO-CLQ is **March 24, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'Nelson Rodriguez', is written over the printed name.

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:JR

cc: Councilmember Gilbert Cedillo

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: Tract No. 74750 PROJECT ADDRESS: 4344 N. Eagle Rock Blvd

DATE OF APPROVAL: Sept. 12, 2018 EFFECTIVE DATE OF APPROVAL: Sept. 24, 2018

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

Tract Map needs an extension before the final map can be recorded and the final map
is close to being recorded.

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled “By-Right Time Extensions per Ordinance 182,106” (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an **application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.**

4. OWNER/APPLICANT INFORMATION

Applicant: David French Company: _____
Address: 1451 Quail St., # 204 Telephone: (949) 208-7248 x 221
Zip: Newport Beach, CA 92660 E-mail: Dfrench@planethomeliving.com

Property Owner: _____ Company: _____
Address: _____ Telephone: _____
Zip: _____ E-mail: _____

Representative: Steve Nazemi Company: DHS & Associates Inc.
Address: 275 Centennial Way #205, Tustin CA Telephone: 714-665-6569
Zip: 92780 E-mail: Steve@dhsengineering.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: David French

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of _____, On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature (Seal)

Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

(Notary Public)

On 10/7/22 before me, Daniel Raymond Caponera
Date Here Insert Name and Title of the Officer

personally appeared David Alvin French
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Time Extension Request (Case # Tract No 74150)
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

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DEPUTY DIRECTOR

October 13, 2022

Applicant

Michael Marini
Nextgen EagleRock 13, LLC
1451 Quail St #204
Newport Beach, CA 92660

RE: VTT-74750-SL

Related Case: DIR-2017-206-CDO-CLQ

Address: 4344 N Eagle Rock Blvd

Community Plan: Northeast Los Angeles

Council District: 1 - Cedillo

Zone:[Q]C2-1VL-CDO

CEQA: ENV-2017-207-CE

Representative

Steve Nazemi
DHS & Associates Inc.
275 Centennial Way #205
Tustin CA, 92780

EXTENSION OF TIME PURSUANT TO AB 1561

On September 12, 2019, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No.74750-SL for a maximum of 13 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,534 and a Zoning Administrator Adjustment to allow a 4.9 percent reduction to the minimum lot area for one lot to measure 1,426 square feet in lieu of the required 1,500 square feet, as shown on map stamped-dated May 08, 2018 in the [Q] C2-1VL-CDO Zone, located at 4344 N Eagle Rock Blvd within the Northeast Los Angeles Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval date. In accordance with the provisions of Section 65914.5(b), the Deputy Advisory Agency is authorized to grant an 18-month extension for the recording of the final Vesting Tentative Tract Map No. 74750-SL.

Therefore, the new expiration date for the subject map is **March 24, 2023**.

VINCENT P. BERTONI, AICP
Director of Planning

MINDY NGUYEN
Deputy Advisory Agency
VPB:MN:CG

cc: Councilmember Gilbert Cedillo

DEPARTMENT OF
CITY PLANNING

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<http://planning.lacity.org>

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

Decision Date: September 12, 2018

Appeal End Date: September 24, 2018

Nathan Hobba(A)(O)
SBD Real Estate Two, LLC
340 South Lemon Avenue, #2212
Walnut, CA 91789

Sami Kohanim (R)
Land Use Developers Corp.
7136 Haskell Ave #320
Van Nuys, CA 91406

Case No.: VTT-74750-SL
Related Case: DIR-2017-206-CDO-CLQ
Address: 4344 North Eagle Rock Boulevard
Planning Area: Northeast Los Angeles
Zone: [Q]C2-1VL-CDO
D.M.:156A219
C.D.: 1-Cedillo
CEQA: ENV-2017-207-CE
Legal Description: Lot PT 141 Arb 1-2, Tract TR 3631

In accordance with provisions of Section 17.03 and 12.22 C.27 of the Los Angeles Municipal Code, the Advisory Agency adopted a Categorical Exemption from environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines, and approved Vesting Tentative Tract No. 74750-SL composed of two parcels and an alley, located at 4344 Eagle Rock Boulevard, for a maximum of 13 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 and a Zoning Administrator's Adjustment to allow a 4.9 percent reduction to the minimum lot area for one lot to measure 1,426 square feet in lieu of the required 1,500 square feet, as shown on map stamp-dated May 8, 2018 in the Northeast Los Angeles Community Plan. This unit density is based on the RD1.5 Zone pursuant to Ordinance No. 173,540. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall 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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. George Avanesian or Ms. Julia Li by calling (213) 202-3484.

1. That the alley within the tract property be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such merger be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
2. That any surcharge fee in conjunction with the alley merger request be paid.
3. That an 8-foot minimum public sanitary sewer easement be dedicated on the final map for the existing main line sewer within the alley being merged satisfactory to the City Engineer.
4. That a Covenant & Agreement be recorded advising all future owners and the developers that no structure will be allowed to be constructed within the 8-foot public sanitary sewer easement.
5. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgement of Easement must be recorded and an application to do work adjoining and over sewer easement must be submitted to the City Engineer for approval.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.
7. That all the existing public easement including the public sanitary sewer easements be shown correctly on the final map.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only - **contact Eric Wong at (213) 482-6876** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

8. 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 affidavit AFF-9450. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- c. Provide a copy of DIR case DIR-2017-206-CDO-CLQ. Show compliance with all the conditions/requirements of the DIR case as applicable.
- d. Obtain Bureau of Engineering approval for the proposed alley merger.
- e. Show all street dedication 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.
- f. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
- g. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the [Q]C2-1VL-CDO 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.
- h. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.
- i. Obtain approval from the Department of City Planning for the location of trash and recycling bin.

Notes:

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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.

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 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

9. That the project be subject to any recommendation from the Department of Transportation.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 N. Figueroa Street, 3rd floor. 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) 482-6504. You should advise any consultant representing you of this requirement as well.

10. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code.
11. Mitigation measures to be considered include but are not limited to the following:
 - a. Boxed-in eaves.
 - b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - c. Non-wood siding.
 - d. Exposed wooden members shall be two inches nominal thickness.
 - e. Noncombustible finishes.
12. Access for Fire Department apparatus and personnel to and into all structures shall be required.
13. 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).

14. 505.1 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.
15. 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.
16. 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.
17. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
18. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
19. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
20. Submit plot plans indicating access road and turning area for Fire Department approval.
21. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
22. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
23. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
24. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
25. Site plans shall include all overhead utility lines adjacent to the site.
26. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
27. 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.

28. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
29. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
30. 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) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

31. 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 Nos. S-1(c))

BUREAU OF SANITATION

32. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found that there are easements contained within the property. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

Note: This Approval is for the Tract Map only and represents the office of the Bureau of Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(d))

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information, please feel free to contact the RAP Park Fee staff at (213) 202-2682.

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

BUREAU OF STREET LIGHTING

34. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (CofO), 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.

35. Construct new street light: one (1) on Eagle Rock Bl.

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.

INFORMATION TECHNOLOGY AGENCY

36. 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 CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at the Metro, Valley, or West LA Development Services Centers, unless otherwise indicated.

37. 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 13 lots, with two (2) lots being mixed-use.
 - b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - c. Provide three (3) guest parking spaces.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - f. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:
 - (i) The project shall comply with setbacks as indicated in the table below:

Lot No.	Front Yard (Feet)	East Side Yard	West Side Yard	Rear Yard (Feet)	Lot No.	Front Yard (Feet)	East Side Yard (Feet)	West Side Yard	Rear Yard (Feet)
1	12	2"	0"	5	8	10	2	2"	5
2	10	2"	2"	5	9	10	2	2"	5
3	10	18.9'	2"	5	10	10	2	2"	5
4	10	2"	36.1'	5	11	10	2	2"	5
5	10	2"	2"	5	12	10	2	2"	5
6	10	5'	2"	5	13	10	5	2"	5
7	12	2"	0"	5					

(ii) The width of the common access driveway shall be a minimum of 20 feet and shall remain clear to the sky.

38. Mixed-Use Small Lot

- a. The two (2) small lots directly facing Eagle Rock Boulevard shall each contain a mixed-use building.
- b. A mixed-use building shall consist of a commercial use and a residential use, pursuant to LAMC Section 13.09 B.3 – Definitions of Mixed Use Project. Joint living and work quarters, as defined in LAMC Section 12.03, shall not be considered a mixed-use project for the purpose of a Small Lot Subdivision.
- c. Mixed-use small lot projects must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC.
- d. Storefront windows shall be prominent to allow for maximum visibility from the public right-of-way and create a visual connection between the interior and exterior.
- e. Storefront entrances shall be recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and leaving.
- f. Commercial and residential entrances shall be designed to provide a shelter for pedestrians along the public right-of-way where the building meets the street.

39. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.

40. That prior to the issuance of the building permit or the recordation of the final map, a copy of DIR-2017-206-CDO-CLQ shall be submitted to the satisfaction of the Advisory Agency. In the event that DIR-2017-206-CDO-CLQ is not approved, the subdivider shall submit a tract modification.

41. 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.

42. 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.
43. 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.
44. 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 do the covenant and agreement.
45. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Conditions per Ordinance 164,707. A copy of the [Q] Conditions shall be printed on the plans prior to submittal for plan check with the Department of Building and Safety.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

- SF-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:
- (a) 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.
 - (b) All other conditions applying to Model Dwellings under Section 12.22 A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-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 2010.
- 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 street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- 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.
 - a. Construct new street light: one (1) on Eagle Rock Bl.

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) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer. Improve the alley turning area satisfactory to the City Engineer, including any necessary removal and reconstruction of the existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However, the existing or proposed zoning may not permit this number of units.

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):

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines.

The project is for the demolition of the existing one (1)-story, 62-year old, 5,280 square foot commercial office building and the construction of 13 small lots including two (2) mixed-use buildings with a total of 490 square feet of commercial space. As a project, which is characterized as in-fill development, the project qualifies for the Class 15332 Categorical Exemptions.

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 site is zoned [Q]C2-1VL-CDO and has a General Plan Land Use Designation of General Commercial. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation, 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 0.4 acres. Lots adjacent to the subject site are developed with the following urban uses: single family residential, multi-family residential, commercial use, and a church. 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 no protected trees on the site, as identified in the Tree Report prepared by McKinley & Associates. 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. 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 a 13-lot small lot subdivision 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 in the same place as the subject project. As mentioned, the project proposes the demolition of the existing one (1) -story, 62-year old, 5,280 square foot commercial office building and the construction of 13 small lots including two mixed-use buildings with a total of 490 square feet of commercial space in an area zoned and designated for such development. All adjacent lots are developed with single family residential, multi-family residential, commercial use, and a church, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.5:1 on a site that is permitted to have a maximum FAR of 1.5:1. The project proposes 39 to 45-foot 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 or that are in the construction phase in the area. Thus, there are no unusual circumstances which may lead to a 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 30 miles southwest 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. Finally, the City does not choose to treat the site as a historic resource. 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. 76054, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

- (a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project site is located within the Northeast Los Angeles Community Plan, one of the 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the project site with a land use designation of General Commercial with the corresponding zones of C1, CR, C1.5, C2, C4, P, and RAS3. The site is zoned [Q]C2-1VL-CDO, which is consistent with the land use designation. The site also contains a [Q] Qualified Classification prohibiting 100 percent residential developments and limiting residential density to the RD1.5 Zone, effective November 15, 2000. The site is also within the Cypress Park and Glassell Park Community Design Overlay (CDO) and the East Los Angeles State Enterprise Zone. The site is in the 1VL Height District which restricts the height of development to three (3) stories or 45-feet (residential only structures are limited only to height and not stories).

The project proposes 13 small lots containing 11 single-family dwellings and two (2) mixed-use buildings, which does not exceed the density allowed per the [Q] Condition. The project also request an Adjustment to permit a 4.9 percent reduction to the minimum lot area for one lot to measure 1,426 square feet in lieu of the required 1,500 square feet pursuant to the RD1.5 Zone. There is a related case (DIR-2017-206-CDO-CLQ) which demonstrates how the proposed project complies with the CDO and the [Q] Conditions.

With approval of the lot area adjustment, the project will be consistent with the adopted zone and land use designation. The project will provide much needed new home ownership opportunities within the Northeast Los Angeles Community Plan area.

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

The adopted Northeast Los Angeles Community Plan designates the subject property for General Commercial land uses with the corresponding zone of [Q]C2-1VL-CDO. The property contains approximately 0.445 acres (with the requested alley merger). The proposed subdivision for 13 small lots is allowable under the current [Q]C2 Zone, and the General Commercial land use designation. The property is not located within the jurisdiction of any adopted Specific Plan but is within the adopted Cypress Park and Glassell Park Community Design Overlay. The subject site also contains a [Q] Condition which prohibits 100 percent residential developments and restricts residential density to the RD1.5 Zone.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to dedicate a turning area within the alley proposed to be merged with the remainder of the tract.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prove areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The development of this tract is an infill development in an otherwise mixed-density neighborhood.

The project site consists of 19,426 square feet of land, and is currently improved with a commercial office building, which will be demolished as part of the implementation of the proposed project. The project site is located within the Raymond Fault. The site is in a Liquefaction Zone and Preliminary Alquist-Priolo Fault Zone. The site is not identified as having hazardous waste or past remediation.

The Grading Division of the Department of Building and Safety concluded on June 21, 2017, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. The Applicant shall comply with any requirements of the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit. Therefore, the site is physically suitable for the proposed project.

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

The project site consists of two parcels separated by an alley located along the southerly side of Eagle Rock Boulevard, between Lincoln Avenue and El Paso Drive. The lot has a width of approximately 75 feet and a uniform depth of about 260 feet including the alley proposed to be merged, for a total lot size of 19,426 square feet. The adjacent properties to the north and west are zoned [Q]C2-1VL-CDO and consist of multi-family residential dwellings and retail uses. The adjacent properties to the east are zoned [Q]M1-1-CDO and are developed with retail and auto service stations and are zoned [Q]C2-1VL-CDO and developed with a church. Adjacent properties to the south are zoned RD1.5-1 and are developed with multi-family and single family dwellings. The proposed subdivision of 13 small lots is allowable under the current [Q]C2 Zone, and the General Commercial land use designation.

Per the requirements of the [Q]C2 Zone and the Small Lot Ordinance, the site is sufficient in size for the proposed density of the subdivision. Therefore, the site is physically suitable for the proposed density of development.

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

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332 of the CEQA State Guidelines, and no substantial environmental damage would be caused through the proposed improvements. The site is not a habitat for fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There will 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 AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

Part of the requested actions is to merge the existing 1,500 square foot alley to the remainder of the subdivision. There is also an existing wastewater easement on the property. The applicant must secure approval from the Department of Public Works if development of close proximity to the easement is proposed. No other easements exist.

- (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 12.28 C.4 and 17.03 A):

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

The subject property is a level, rectangular-shaped lot fronting Eagle Rock Boulevard located between Lincoln Avenue and El Paso Drive. The property is zoned [Q]C2-1VL-CDO, designated for General Commercial land uses and located in the Northeast Los Angeles Community Plan Area. The subject property has an existing commercial office building which is proposed to be demolished. The applicant is requesting an Adjustment to permit a 4.9 percent reduction to the minimum lot area for one (1) lot to measure 1,426 square feet in lieu of the required 1,500 square feet. The approval of this Adjustment will allow for the proposed 13 units as opposed to the by-right 12.95 units.

Directly abutting the subject site to the west, there is a similar Small Lot project currently under development which proposed 45 single-family small lots including seven (7) mixed-use buildings. As previously stated, surrounding the subject site there are also various multi-family developments existing with a range of up to 99 units. Therefore, the proposed project conforms with the intent of the regulations of the zoning and the Adjustment will not cause any detrimental impact. Therefore, the proposed project will conform to the intent of the applicable 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 proposed project would not change the character of the area given that the increase from 12.95 units to 13 units will not create a visually obtrusive scenario. Adjacent properties are developed with medium density residential uses, single family residential uses and commercial uses. Properties to the north and south of the project site are developed with two- to four-story multi-family dwellings with a range of up to 99 units. Properties to the west of the project site are developed with one-story commercial uses and currently have similar small lot projects under construction. Properties to the east are developed with a church, commercial uses and a gas station. The proposed project includes two (2) three (3)-story mixed-use buildings and 11 four (4)-story single family dwellings. The proposed project will, therefore, not result in a development that is out of scale with surrounding improvements and is asking for a 4.9 percent decrease in the required lot size in order to develop 13 units in lieu of 12.95 units. The project will be compatible and no adverse impacts will be made on the surrounding neighborhood.

- (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 property is located in the Northeast Los Angeles Community Plan area with a [Q]C2-1VL-CDO Zone and a General Commercial land use designation. The site is subject to Ordinance No. 173540 which set forth a [Q] Qualified Classification prohibiting 100 percent residential developments and limiting residential density to the RD1.5 zone.

The property is not currently located within the area of any specific plan but it is subject to the Cypress Park-Glassell Park Community Design Overlay (CDO). Compliance with the

CDO can be found under Case No. DIR-2017-206-CDO-CLQ. As noted, the proposed project is in substantial conformance with provisions of the Community Plan.

Goal 1 of the Community Plan is to provide a safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community. To guide the implementation of that Goal, the Community Plan has various objectives such as Objective 1-1, 1-2, and 1-3 which all support the development of the proposed project. The proposed development will be in substantial conformance with the above-mentioned Goal and with the purpose, intent and provisions of the General Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 74750-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin S. Golden
Deputy Advisory Agency



Jane Choi
Senior City Planner

VPB:KSG:JC:NS

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
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

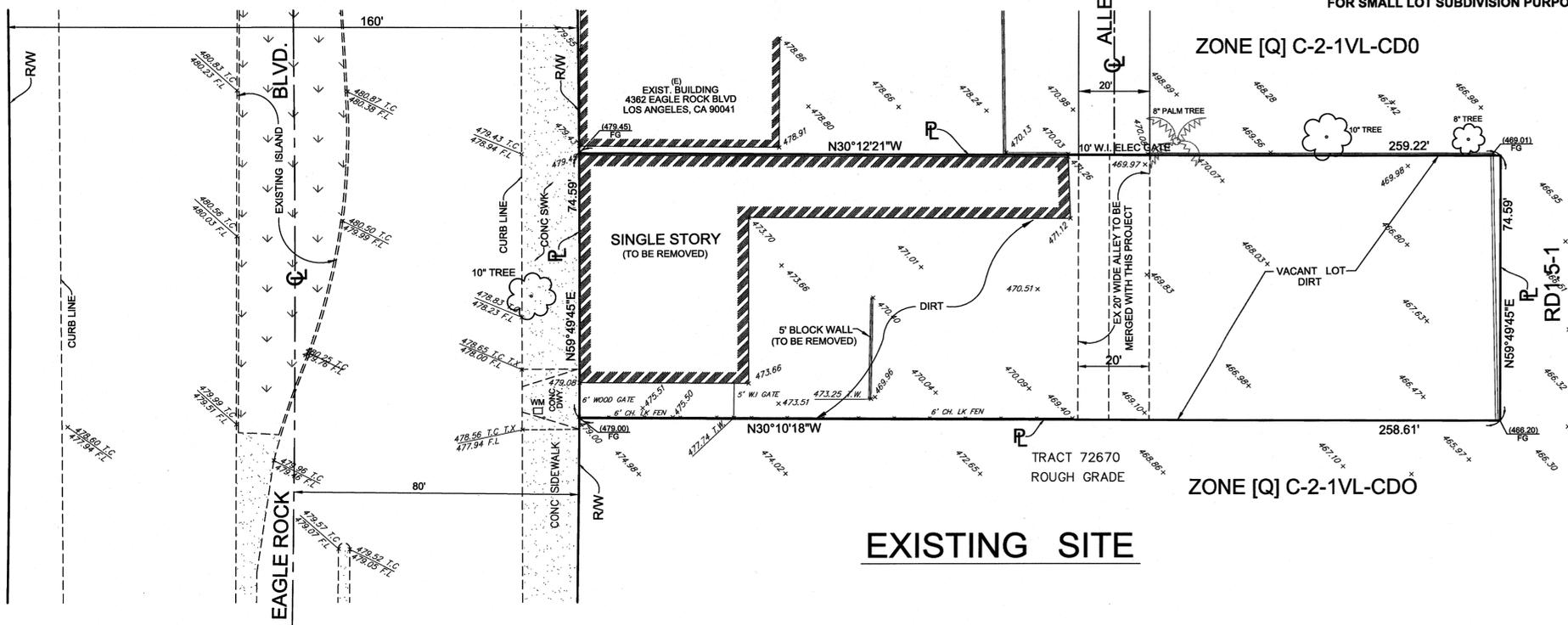
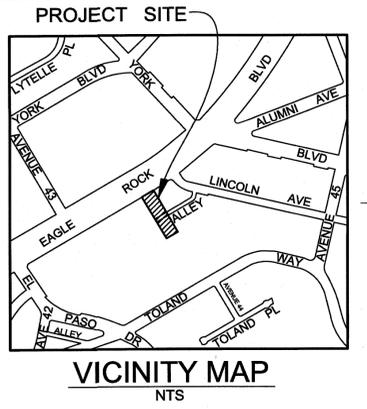
Forms are also available on-line at <http://planning.lacity.org>

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.

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050 or (310) 231-2901.

VESTING TENTATIVE TRACT MAP NO.74750

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 176,354



OWNER / APPLICANT
SBD REAL ESTATE TWO, LLC
340 S. LEMON AVE #2212
WALNUT, CA 91789

LAND USE CONSULTANT / REPRESENTATIVE
LAND USE DEVELOPERS, CORP.
606 S. HILL ST. #PH-1203
LOS ANGELES, CA 90014
TEL: (213) 457-7178

ENGINEER:
DHS & ASSOCIATES INC.
275 CENTENNIAL WAY, SUITE 205
TUSTIN, CA 92780
TEL: (714) 665-6569

LEGAL DESCRIPTION
PORTION OF LOT 141, TRACT NO. 3631
M.B. 41, PAGES 67 & 68, ALL
RECORDS OF LOS ANGELES COUNTY.
APN NO. 5474-022-018
5474-022-019

- NOTES:**
- EXISTING SITE CONSIST OF VACANT LOT AND A COMMERCIAL UNIT WHICH WILL BE DEMOLISHED FOR THIRTEEN SMALL LOT HOMES
 - SITE ADDRESS:**
4344 N. EAGLE ROCK BLVD.
LOS ANGELES, CA 90041
 - THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
 - THE SITE IS RELATIVELY SLOPED FROM WEST TO EAST.
 - THE SITE IS NOT IN THE FLOOD ZONE AREA.
 - SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
 - AREA:**
LOT AREA= 17,926 S.F. (0.411 ACRE)
ALLEY TO BE MERGED WITH THIS MAP=1,500.S.F.= (0.034 ACRE)
TOTAL LOT AREA INCLUDING THE ALLEY=19,426 SF (0.445 ACRE)
 - THOMAS GUIDE: PAGE 594-J1
DISTRICT MAP NO. 156-A-219
CENSUS TRACT NO. 1862.01
COUNCIL DISTRICT NO. 1
 - PROPOSED DEVELOPMENT DATA:**
TWO (2) HOMES ARE COMMERCIAL /RESIDENTIAL MIXED USED
ELEVEN (11) HOMES ARE RESIDENTIAL
TOTAL NO. OF HOMES=13
 - PARKING**
2 COVERED PARKING SPACES PER LOT,
TOTAL COVERED PARKING PROVIDED
13 x 2 = 26
RESIDENTIAL GUEST PARKING = 3
COMMERCIAL PARKING = 0
TOTAL PARKING PROVIDED = 29
 - VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
 - TRASH BINS FOR RESIDENTS ARE IN COMMON AREA
 - SMALL LOT SINGLE FAMILY SUBDIVISION IN THE [Q] C2-1VL-CDO PURSUANT TO ORDINANCE NO. 176,354
 - THERE ARE NO TREES ON THE SITE
 - COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES
 - GRADING QUANTITIES:
FILL = 2,400 C.Y.
CUT = 2,400 C.Y.
EXPORT/IMPORT = NONE
 - EXISTING ZONING: [Q] C2-1VL-CDO
 - PROPOSED ZONING: [Q] C2-1VL-CDO
 - MAP REVISED ON 5-2-2018

SYMBOLS

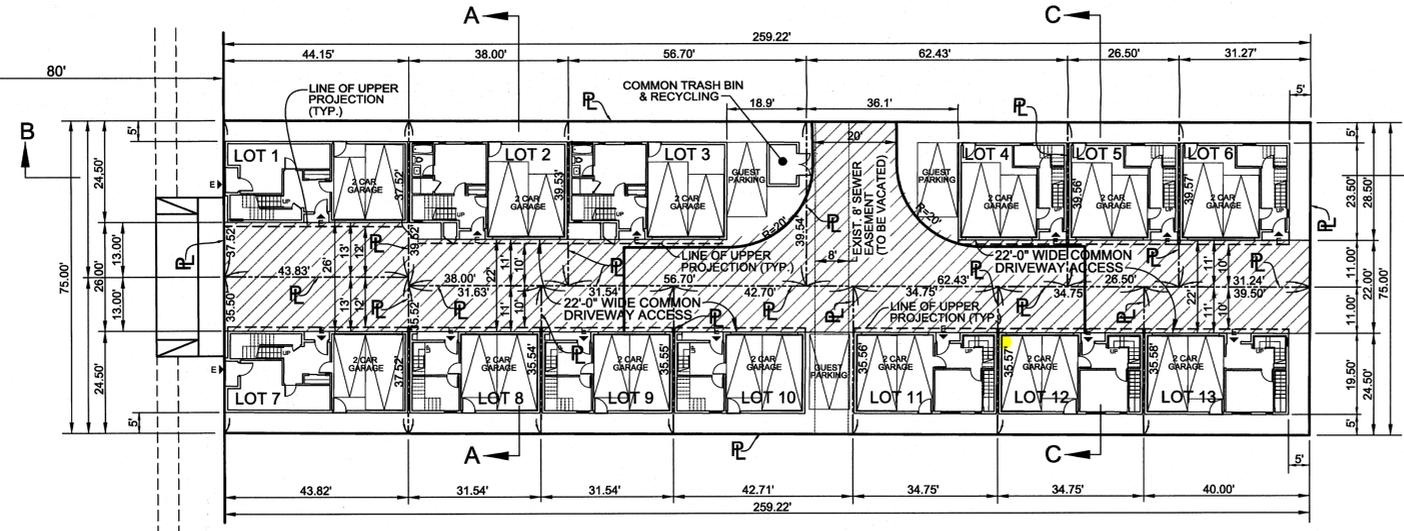
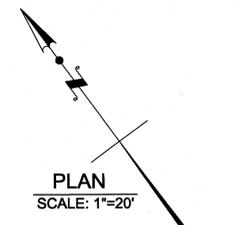
- FS..... FINISHED SURFACE
- CLK..... CHAIN LINK FENCE
- TC..... TOP OF CURB
- PL..... PROPERTY LINE
- CONC... CONCRETE
- EX..... EXISTING
- BLDG... BUILDING
- WM..... WATER METER
- DIA..... DIAMETER
- DWY..... DRIVEWAY
- FL..... FLOW LINE
- SMH.... SEWER MAINTENANCE HOLE
- TW..... TOP OF WALL
- APT..... APARTMENT
- FG..... FINISHED GRADE
- L&T.... LEAD AND TAG
- RCE.... REGISTERED CIVIL ENGINEER
- CB..... CATCH BASIN
- FT..... FEET
- (E).... EXISTING

LEGENDS:

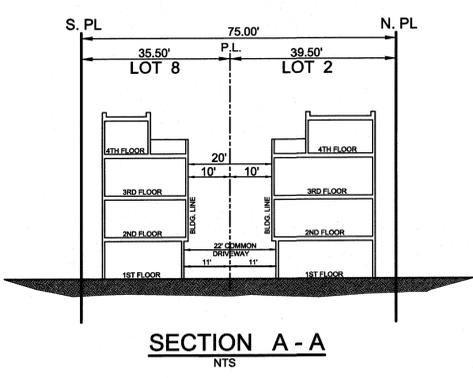


LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAY 08 2018

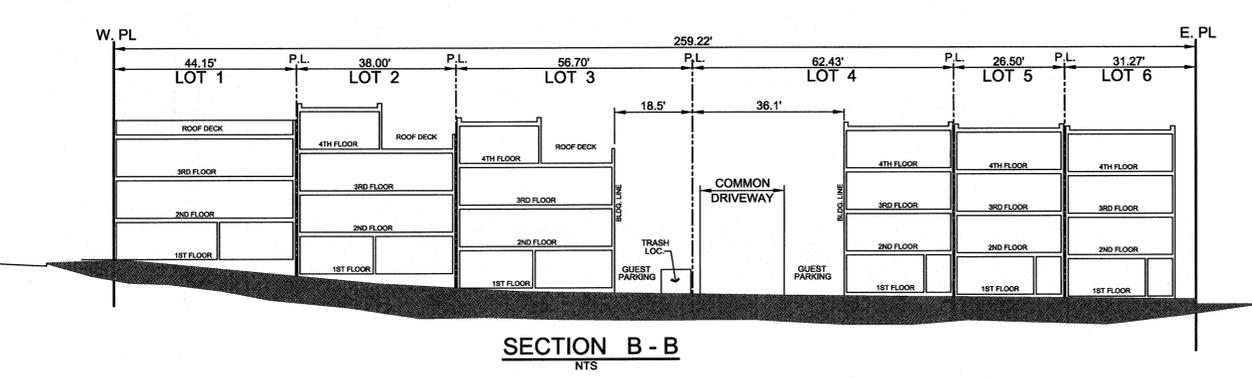
REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
 DEPUTY ADVISORY AGENCY



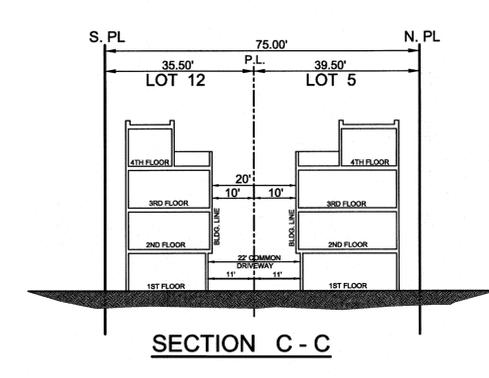
PROPOSED SITE



SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

LOTS MATRIX

LOT NO.	LOT AREA	FRONT YARD	SIDE YARD	SIDE YARD	REAR YARD
LOT 1	1,650.27 SF	12' (S)	0' (W)	2' (E)	5' (N)
LOT 2	1,501.88 SF	10' (S)	2' (W)	2' (E)	5' (N)
LOT 3	2,241.75 SF	10' (S)	2' (W)	18.9' (E)	5' (N)
LOT 4	2,469.26 SF	10' (S)	36.1' (W)	2' (E)	5' (N)
LOT 5	1,048.38 SF	10' (S)	2' (W)	2' (E)	5' (N)
LOT 6	1,236.74 SF	10' (S)	2' (W)	5' (E)	5' (N)
LOT 7	1,642.66 SF	12' (N)	0' (W)	2' (E)	5' (S)
LOT 8	1,123.42 SF	10' (N)	2' (W)	2' (E)	5' (S)
LOT 9	1,121.12 SF	10' (N)	2' (W)	2' (E)	5' (S)
LOT 10	1,121.03 SF	10' (N)	2' (W)	2' (E)	5' (S)
LOT 11	1,235.88 SF	10' (N)	2' (W)	2' (E)	5' (S)
LOT 12	1,236.10 SF	10' (N)	2' (W)	2' (E)	5' (S)
LOT 13	1,405.98 SF	10' (N)	2' (W)	5' (E)	5' (S)

N=NORTH, S=SOUTH, E=EAST, W=WEST