

VESTING TENTATIVE TRACT MAP NO. VTT-83927 (stamped map-dated June 7, 2024)

HEARING DATE: August 21, 2024

LOCATION: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Advisory Agency Public Hearing will be conducted entirely telephonically.

### **PLANNING DEPARTMENT STAFF REPORT**

PURSUANT TO ORDINANCE NO. 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

#### **REQUEST**

Vesting Tentative Tract Map No. VTT-83927 - Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a Vesting Tentative Tract Map to allow for the merger and re-subdivision of four (4) parcels into 23 ground lots for the construction of 21, two-story single-family residences, one (1) caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots.

#### **RELATED CASES**

Case No. ZA-2023-2170-ZAD-ZV-ZAA, the applicant has filed a concurrent request for a Zoning Administrator Determination to permit the following: (1.) Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern, and western edges of the project site pursuant to LAMC Section 12.24.X.7; (2.) a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and (3.) a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

#### **SITE ADDRESS**

5300 North Oakdale Avenue

#### **APPLICANT/REPRESENTATIVE**

Applicant: Oakdale Estates, LLC (c/o Loren Borstein)  
11766 Wilshire Boulevard, Unit 820  
Los Angeles, CA 90025

Representative: Sarah Golden, Rosenheim & Associates, Inc.  
21600 Oxnard Street, Unit 630  
Woodland Hills, CA 91367

#### **RELEVANT CASES**

ON-SITE:

Case No. ZA-2023-2170-ZAD-ZV-ZAA, the applicant has filed a concurrent request for a Zoning Administrator Determination to permit the following: (1.) Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern, and western edges of the project site

pursuant to LAMC Section 12.24.X.7; (2.) a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and (3.) a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

#### OFF-SITE:

There were no relevant cases found within 1,000-feet of the project site.

#### **PUBLIC RESPONSES**

On August 13, 2024, the Tarzana Neighborhood Council submitted a letter in support of the project.

#### **GENERAL COMMENTS**

The subject property is comprised of four (4) parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: one (1) 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four (4) 3,917 square-foot garages with a shed, one (1) 2,020 square-foot garage with ramp and one (1) open shed for a total of 10 structures.

The subject site is zoned RA-1 in the Encino-Tarzana Community Plan Area with a Very Low I residential land use designation. The subject site is located within an Equine Keeping in the City of Los Angeles Zone and Modifications to SF Zones and SF Zone Hillside Area Regulations Zone. River Implementation Overlay District RIO (ZI-2358), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498 and LAMC 16.02.1). The site is located 11.85 kilometers from the Malibu Coast Fault. The project is located within an Urban Agricultural zone and Outside Flood Zone. The project is not located within a Liquefaction area and a Special Grading Area.

The Bothwell Ranch located on the project site has been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic Resources, local register, and was found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. However, on June 28, 2022, the Los Angeles City Council acted on the consideration of inclusion of the Bothwell Ranch in the list of Historic-Cultural Monuments and found that the subject property does not conform with definition of a monument pursuant to LAMC Section 22.171.7 of the Los Angeles Administrative Code.

The proposed project involves the merger and re-subdivision of four (4) parcels into 23 ground lots for the construction of 21, two-story single-family residences, one (1) caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots. The project will result in the removal of existing structures and a portion of an existing orchard and the construction of 21, two-story, single-family homes. The proposed single-family homes will range from 4,819 square feet to 5,136 square feet in floor area. Nineteen homes will contain an Accessory Dwelling Unit (ADU) ranging from 367 square feet to 503 square feet. The project also includes the preservation of two (2) westernmost lots, to be donated in fee to a public agency and the construction of 1,178 square foot caretaker's residence. The project also involves the merger of the four (4) existing parcels, Assessor Parcel Numbers 2164-008-001, 2164-007-005, 2164-008-006, and 2164-008-007 and re-subdivision into 23 ground lots. The project also includes eight-foot fencing along the northern, southern, and western edges as well as a 15-foot hedgerow

along the northern property line. The project will preserve 308 trees and will plant 328 new trees, inclusive of 50 new native trees to be planted within the preservation lots.

In addition to the Vesting Tentative Tract Map, the applicant has filed a concurrent request for the following the applicant has filed a concurrent request for a Zoning Administrator Determination to permit the following: (1.) Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern and western edges of the project site pursuant to LAMC Section 12.24.X.7; (2.) a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and (3.) a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

The applicant has requested deletion and modifications of the Los Angeles Department of Building and Safety (LADBS) Zoning Division recommended conditions referenced below in the Draft Vesting Tentative Tract Map Report with Conditions (Condition Nos. 59-71). As mentioned, the approval of the request herein will permit a 20 percent reduction in side-yard setback requirements through a Zoning Administrator Adjustment as well as re-designation of yards through the proposed Vesting Tentative Tract Map. As such, multiple conditions imposed by LADBS Zoning Division will not be applicable to the proposed project and tract map if the requests herein are granted. Therefore, the applicant has specifically requested to remove Condition Nos. 62-68 due to inapplicability to the project. Removal of the subject conditions will allow the applicant to move forward with the tract map during the plan check process. Furthermore, the applicant has also requested to delete portions of Condition No.71 which refers to the project as being located in a Historic Monument location. The subject site is not located in a Historic Monument location therefore this reference is not applicable. Planning Staff has reviewed the applicant's request to revise the LADBS Conditions and recommends approval of the requested changes to the Deputy Advisory Agency.

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

### **STREETS AND CIRCULATION**

Oakdale Avenue, adjoining the property to the east, is designated as an Collector dedicated to a width of 40 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

Collier Street, adjoining the property to the east, is designated as a Local Street – Standard dedicated to a width of 36 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

**REPORTS RECEIVED**

BUREAU OF ENGINEERING: The Bureau of Engineering (BOE). See recommended that the project be subject to conditions stated in the correspondence dated August 28, 2023. See recommended conditions in **Draft Vesting Tentative Tract Map Report with Conditions**.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Recommends that the project be subject to conditions stated in the correspondence dated February 21, 2023. See recommended conditions in **Draft Vesting Tentative Tract Map Report with Conditions**.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated April 18, 2024, have been satisfied. See recommended conditions in **Draft Vesting Tentative Tract Map Report with Conditions**.

DEPARTMENT OF RECREATION AND PARKS: The Department of Recreation and Parks recommended that the project be subject to conditions stated in the correspondence dated May 11, 2023. See recommended conditions in **Draft Vesting Tentative Tract Map Report with Conditions**.

DEPARTMENT OF TRANSPORTATION: No comments were available at the writing of the staff report.

FIRE DEPARTMENT: The Department of Recreation and Parks Recommended that the project be subject to conditions stated in the correspondence dated May 11, 2024. See recommended conditions in **Draft Vesting Tentative Tract Map Report with Conditions**.

DEPARTMENT OF WATER AND POWER: No comments were available at the writing of the staff report.

BUREAU OF STREET LIGHTING: The Bureau of Street Lighting issued a memo for the project, dated May 22, 2024. See recommended conditions in the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

INFORMATION TECHNOLOGY AGENCY: No comments were available at the writing of the staff report.

BUREAU OF SANITATION: The Bureau of Sanitation reviewed the sewer/storm drain lines serving the subject tracts/areas and found no potential problems to their structures or potential maintenance problems and recommended approval in a memo dated June 8, 2024.

URBAN FORESTRY: The Bureau of Street Services, Urban Forestry Division, issued a memo for the project dated July 6, 2024. See recommended conditions in the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

**ENVIRONMENTAL CLEARANCE**

The Department of City Planning has prepared a Program EIR ENV-2020-6762-EIR. See **Draft Tentative Tract Report with Conditions**.

**STAFF RECOMMENDATIONS**

Planning Department staff recommends approval of Vesting Tentative Tract Map No. 83927-HCA subject to the standard conditions and the additional conditions provided in the **Draft Vesting Tentative Tract Map Report with Conditions**.

Prepared by:

*Stephanie Escobar*

Stephanie Escobar  
City Planning Associate  
(213) 978-1492

**Note:** Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

**DRAFT VESTING TENTATIVE TRACT REPORT WITH CONDITIONS**

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. 83927 (map date-stamped June 7, 2024) located 5300 North Oakdale Avenue allow for the merger and re-subdivision of four (4) parcels into 23 ground lots for the construction of 21, two-story single-family residences, one (1) caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots, in the Encino-Tarzana Community Plan

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding these conditions should be directed to Quyen Phan of the Permit Case Management Division Section via [quyen.phan@lacity.org](mailto:quyen.phan@lacity.org).*

1. That, along Oakdale Avenue adjoining the subdivision, an 8-foot wide strip of land be dedicated to complete 33-foot half right-of-way in accordance with Collector Street standards of LA Mobility Plan 2035.
2. That, along Collier Street adjoining the subdivision, a 30-foot wide strip of land be dedicated to complete 30-foot half right-of-way in accordance with Local Street standards and a 15-foot radius property line return or a 10-foot by 10-foot corner cut at the intersection with Oakdale Avenue.
3. That, along Corbin Avenue adjoining the subdivision, a variable width strip of land be dedicated at the terminus to complete an unsymmetrical cul-de-sac on an alignment satisfactory to the Valley Engineering District Office.
4. That a minimum 44-foot wide private street easement be provided for the proposed private street, including a 39-foot radius property easement cul-de-sac at the terminus and 15-foot radius property easement returns at the intersection with Oakdale Avenue all on alignments satisfactory to Valley District Engineering Office.
5. That private sidewalk easements across the driveways be provided for ADA compliant driveways.
6. That sanitary sewer easement be dedicated full-width of the proposed private street.
7. That, any necessary public drainage easement be dedicated and shown on the final map on an alignment satisfactory to the City Engineer. The need for these easements shall be determined by Valley Engineering District Office.
8. That, the subdivider make a request to the BOE – Valley District Office to determine the capacity of existing sewers in this area.
9. That the private street easement be part of the adjoining lots.
10. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the subdivision and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.

11. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations."
12. That a Private Street name be approved and be shown on the final map prior to the recordation of the final map satisfactory to the City Engineer.
13. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to the City Engineer – Valley Engineering District Office:
  - a. Improve Oakdale Avenue being dedicated and adjoining the subdivision by the construction of the following:
    1. A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
    2. Suitable surfacing to join the existing pavement and to complete a 19-foot wide half roadway.
    3. Any necessary removal and reconstruction of the existing improvements.
    4. The necessary transitions to join the existing improvements.
  - b. Improve Collier Street being dedicated and adjoining the subdivision by the construction of the following:
    1. A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
    2. Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
    3. Curb ramps at the northeast and southeast corners of the intersection with Oakdale Avenue.
    4. Any necessary removal and reconstruction of the existing improvements.
    5. The necessary transitions to join the existing improvement.
  - c. Improve Corbin Avenue being dedicated and adjoining the subdivision by the construction of the following:
    1. A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
    2. Suitable surfacing to join the existing pavement and to complete a roadway/cul-de-sac satisfactory to the Valley District office.
    3. Any necessary removal and reconstruction of the existing improvements.
    4. The necessary transitions to join the existing improvement.
  - d. Improve the proposed private street adjoining the subdivision by the construction of the following:
    1. Concrete curbs, concrete gutters, and full-width concrete sidewalks.
    2. Suitable surfacing to join the existing pavement and to complete 36-foot wide roadway and a 35-foot curb radius cul-de-sac.
    3. Any necessary removal and reconstruction of the existing improvements.
    4. The necessary transitions to join the existing improvement.
  - e. Construct the mainline and house connection sewers to serve the development.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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.*

14. Prior to clearance of the subdivision by the Grading Division for final recordation, the owner shall file a notarized affidavit with the Office of the Los Angeles County Recorder, regarding the designation of lots 22 and 23 to be historically preserved with no new development, no grading and non-buildable.
15. Except for areas designated to be preserved, the entire site shall be made to conform to the provisions of Chapters 18 and 70 of this Code (7005.9).
16. Conformance with the Zoning Code Section 12.21 CS, which limits the heights and number of retaining walls, will be determined during structural plan check.
17. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed.
18. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required (7006.6). The consent shall be included as part of the final plans.
19. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
20. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
21. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
22. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
23. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
24. All new graded slopes shall be no steeper than 2H: 1 V (7010.2 & 7011.2).
25. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum

of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

26. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
27. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
28. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
29. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
30. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
31. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
32. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
33. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
34. A supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way, adjacent property, or adjacent structures (3307.3). A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans (7006.2).
35. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
36. Unsurcharged temporary excavation may be cut vertical up to 4 feet. Excavations over 4 feet shall be trimmed back at a uniform gradient not exceeding 1: 1, from top to bottom of excavation, as recommended.
37. All foundations shall derive entire support from a blanket of properly placed fill, as recommended and approved by the soils engineer by inspection.

38. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
39. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope but need not exceed 15 feet (1808.7.1).
40. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
41. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
42. Slabs on uncertified fill shall be designed as a structural slab (7011.3).
43. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
44. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
45. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with  $S_I$  greater than or equal to 0.2, the parameter  $S_M I$  determined by EQ. (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
46. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "6.4 Retaining and Screening Walls" starting on page 16 of the 04/26/2022 report.
47. All retaining walls shall be provided with a standard surface back drain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
48. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
49. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (1808.9).
50. The structures shall be connected to the public sewer system per P/BC 2020-027.
51. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS

and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013 .10).

52. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
53. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
54. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
55. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
56. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; protection fences; and, dust and traffic control will be scheduled (108.9.1).
57. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
58. No footing/slab shall be poured until the compaction report is submitted and approved by the grading Division of the Department.

#### **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 Helen Nguyen at (213) 482-0427 to schedule an appointment.*

59. Provide affidavits of lot cut from the Land Record Section for all lots shown on the map. If the existing lot boundary was cut after July 29, 1962, a Certificate of Compliance from City Planning shall be required or obtain City Planning approval to waive the requirement for the Certificate of Compliance.

60. Obtain permits for the demolition or removal of existing structures indicated on the map. The accessory structure or use is not permitted to remain on the proposed lot without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition works.
61. The proposed total Residential Floor Area (RFA) shall comply with requirements in LAMC 12.07 C.5 for the proposed Lots 1 through 21 and LAMC 12.21 C.10(b) for the proposed Lot 23. Clearly indicate the method to be utilized for additional 20 percent of the maximum Residential Floor Area. Revise the Map to show compliance to the above requirements or obtain City Planning Approval.
62. The front yard setback for the proposed Lot 1 shall be minimum 25 feet as measured from the exterior wall to the property line along Oakdale Avenue. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
63. The front yard setback for the proposed Lots 2 through 10 shall be minimum 25 feet as measured from the exterior wall to the edge of Private Street. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
64. The front yard setback for the proposed Lots 11 through 21 shall be minimum 25 feet as measured from the exterior wall to the property lines along Collier Street. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
65. The side yard setback for the proposed buildings shall be minimum 12 feet based on the proposed heights of the buildings. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
66. The side yard setback for the proposed Lot 1 shall be minimum 12 feet based on the proposed height of the building as measured from the exterior wall to the edge of Private Street and original side property line. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
67. The rear yard setback for the proposed Lot 1 shall be minimum 25 feet as measured from the exterior wall to the property line between the proposed Lot 1 and Lot 2. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
68. The rear yard setback for the proposed Lots 11 through 21 shall be minimum 25 feet as measured from the exterior wall to the edge of Private Street. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
69. Provide Setback Matrix for the proposed Lots on the map. Revise the Map to show compliance with the zoning requirements or obtain City Planning Approval for the proposed setbacks.
70. Private Street shall comply with Bureau of Engineer (BoE) and Fire Departments requirements.
71. Show all street dedication(s) as required by Bureau of Engineering (BoE) and provide net lot area after all dedication(s). "Area" requirements shall be re-checked as per net lot area after street dedication(s). Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

**Notes:**

This property is a Historic Monument located in this property.

This property is located in ZI-2438 Equine Keeping Area.

This property is located in Very High Fire Severity Zone.

This property is located in a Liquefaction Zone.

This property is located in a Landslide Zone.

This property is located in Santa Monica Mountains Zone.

A portion of this property is located in Baseline Hillside Ordinance (BHO) and may require to comply with Hillside Ordinance per LAMC 12.21 C.10.

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.

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or [helen.nguyen@lacity.org](mailto:helen.nguyen@lacity.org) to schedule an appointment.

**DEPARTMENT OF RECREATION AND PARKS**

*If you have any questions or comments regarding this information please feel free to contact Park Fees Staff at, (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience.*

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

**DEPARTMENT OF TRANSPORTATION**

*If you have any questions or comments regarding this information please feel free to contact LADOT Staff at, [ladot.onestop@lacity.org](mailto:ladot.onestop@lacity.org) at your convenience.*

**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.

73. Access for Fire Department apparatus and personnel to and into all structures shall be required.
74. 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.
75. 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).
76. 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.
77. 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.

Fire Lane Requirements:

- 1) 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.
  - 2) 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.
  - 3) 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.
  - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
  - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - 6) 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.
  - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
78. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
  79. Site plans shall include all overhead utility lines adjacent to the site.

80. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
81. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
82. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
83. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
84. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
85. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
86. Standard cut-corners will be used on all turns.
87. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
88. 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: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- c. This policy does not apply to single-family dwellings or to non-residential buildings.

FPB #105

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
  - B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
  - C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
  - D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
  - E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
89. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
90. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
91. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

92. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
93. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
94. 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.
95. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

#### **DEPARTMENT OF WATER AND POWER**

96. 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**

97. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Improvement condition added to S-3(c).

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.

#### **BUREAU OF SANITATION**

98. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**URBAN FORESTRY**

## 99. Native Protected Trees

- a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of the species.
- b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

## 100. Street Trees

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213)847-3077 for tree removal permit information.

**INFORMATION TECHNOLOGY AGENCY**

101. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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 3 people in case the applicant/owner has any additional questions.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

102. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 83927 shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum 23 ground lots.
  - c. Front yard designation for Lots 1-10 shall be off Private Street facing south and will provide a front yard setback of 20 feet in lieu of the required 25 feet.
  - d. Front yard designation for Lots 11-21 shall be off Private Street facing north and will provide a front yard setback of 20 feet in lieu of the required 25 feet.
  - e. Lots 11-21 will provide rear yard setbacks ranging from 67 feet to 75 feet.
  - f. Rear yard designation for lots 11-21 shall be off Collier Street and will provide rear yard setbacks ranging from 56 feet to 70 feet.
  - g. Lots 12,16, and 19 will provide detached ADU's approximately 20 feet from the Collier Street property line.
  - h. Lots 1-21 shall provide 10 foot eastern and western setbacks.
  - i. Parking shall be provided in accordance with the Los Angeles Municipal Code.
  - j. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - k. 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.
  - l. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
103. Prior to the issuance of the building permit or the recordation of the final map, a copy of the approval for Case No. ZA-2023-2170-ZAD-ZV-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2023-2170-ZAD-ZV-ZAA is not approved, the subdivider shall submit a tract modification.
104. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
105. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:

- a. Defend 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.
- b. 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 judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. 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 (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include 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.

## ENVIRONMENTAL CONDITIONS – MITIGATION MEASURES

106. **Biological Resources. 4.3-1(b) Pre-Construction Bird Nest Surveys, Avoidance, and Notification:** For all discretionary projects where sensitive species and/or habitat are identified, the biological resources assessment report shall require pre-construction surveys for sensitive species and/or construction monitoring to ensure avoidance, relocation, or safe escape of the sensitive species from the construction activities, as appropriate. If sensitive species are found to be nesting, brooding, denning, etc. on-site during the pre-construction survey or during construction monitoring, construction activities shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. A qualified biologist shall be on-site to conduct surveys, for construction monitoring, to perform or oversee implementation of protective measures, and to determine when construction activity may resume. Additionally, the biological resources assessment report shall be submitted to DCP and California Department of Fish and Wildlife (CDFW) prior to ground-disturbing activities. A follow-up report documenting construction monitoring, relocation methods, and the results of the monitoring and species relocation shall be submitted to DCP and CDFW following construction.

Construction activities initiated during the bird nesting season (February 1 – August 31) involving removal of vegetation or other nesting bird habitat, including abandoned structures and other man-made features, a pre-construction nesting bird survey shall be conducted no more than three days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot and shall include a 100-foot buffer around the construction site. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California. If nests are found, an avoidance buffer shall be determined dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, which shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the avian biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A Statement of Compliance signed by the Applicant and Owner is required to be submitted to Los Angeles Department of Building and Safety at plan check and prior to the issuance of any permit. A report summarizing the pre-construction survey(s), construction monitoring, and implementation of protective measures conducted shall be prepared by a qualified biologist and shall be submitted to the City within two weeks of project completion.

Project site plans shall include a statement acknowledging compliance with the federal MBTA and CFGC that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior

to construction activities during February 1 to August 31 and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.

107. **Cultural Resources. 4.4-2 Archaeological Resources:** In accordance with the *CEQA Guidelines*, development projects under the Housing Element Update that may result in impacts to archaeological resources, consisting of those that may involve ground disturbance in native soils or soils of unknown origin, shall implement the following procedures to identify archaeological resources located in a development site and implement applicable impact reduction techniques to reduce substantial adverse effects associated with the inadvertent discovery of archaeological resources.
- A. At the time of application for discretionary land use permits or subdivisions that involve disturbances within previously undisturbed native soils, the project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards (PQS) in archaeology to complete a cultural resources assessment of the development site. A cultural resources assessment may include an archaeological pedestrian survey of the development site, if possible, and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the South Central Coastal Information Center (SCCIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC).
  - B. If prehistoric or historic archaeological remains are identified as a result of the SCCIC or SLF searches, the remains shall be avoided and preserved in place where feasible.
  - C. Where preservation is not feasible, each resource shall be evaluated for significance and eligibility to the California Register. Phase 2 evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the sites, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains.
  - D. Excavation at Native American sites shall be monitored by a geographically affiliated tribal representative, as agreed upon in any formal consultation proceedings with the geographically affiliated tribe or as indicated by the NAHC.
  - E. Cultural materials collected from the sites shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of the remains shall be determined using radiocarbon dating and other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards.

- F. Following laboratory analysis, the significance of the sites shall be evaluated according to the criteria of the California Register. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation (OHP) publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)" (<http://ohp.parks.ca.gov/pages/1054/files/armr.pdf>).
- G. Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant.
- H. If the resources meet California Register significance standards, the City shall ensure that all feasible recommendations for impact reduction of archaeological impacts are incorporated into the final design and permits issued for development. Necessary Phase 3 data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the Secretary of the Interior's PQS for archaeology according to a research design reviewed and approved by the City prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the OHP Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof.
- I. As applicable, the final Phase 1 Inventory, Phase 2 Testing and Evaluation, or Phase 3 Data Recovery reports shall be submitted to the City prior to issuance of construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.
- J. If recommended by a cultural resources assessment, prior to issuance of a grading permit and prior to the start of any ground-disturbing activity, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's PQS to oversee an archaeological monitor who shall be present during construction excavations, such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project, including peripheral activities, such as sidewalk replacement, utilities work, and landscaping, which may occur adjacent to the project site. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), the depth of excavation, and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified archaeologist. Prior to commencement of excavation activities, Archaeological Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the qualified

archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

- K. In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A 50-foot buffer within which construction activities shall not be allowed to continue shall be established by the qualified archaeologist around the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project development activities shall be evaluated by the qualified archaeologist. If a resource is determined by the qualified archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the qualified archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If, in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the qualified archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, tribe, or historical society in the area for educational purposes.

## Geology and Soils

108. **4.5-1(a) Paleontological Procedures for Discretionary Projects:** For all discretionary projects that involve excavation or grading activities at depths greater than previous disturbance on the respective site(s), prior to the start of construction, the following shall be conducted as discussed in detail below: prepare a resource assessment and records search for the presence of paleontological resources to determine if the project site is underlain by paleontological resources; monitor all excavation and grading activities in areas underlain by soils or geologic units potentially containing paleontological resources; and identify, record, and evaluate all paleontological resources uncovered during project construction and submit a paleontological assessment report to the City for review and approval. In addition, during project construction, the following shall be conducted as discussed in detail below: cease all construction activities in the event of the discovery of paleontological resources; conduct fossil recovery as necessary by a qualified paleontologist; avoid handling of paleontological resources by parties other than the

qualified paleontologist responsible for conducting fossil recovery; and resume construction activities only upon clearance by the qualified paleontologist. These procedures, as detailed below, shall be implemented to avoid impacts to paleontological resources or reduce potential impacts to a less-than-significant level:

- A. Prior to excavation and grading activities, a qualified paleontologist shall prepare a resource assessment and records search for the potential presence of paleontological resources. This assessment shall be informed by records from the Natural History Museum of Los Angeles County. If the assessment determines the project site is underlain by soils or geologic units potentially containing paleontological resources and the project would include ground-disturbing activities, a qualified paleontologist shall monitor all excavation and grading activities, and shall identify, record, and evaluate the significance of any paleontological finds during construction. The paleontologist's assessment shall be submitted to the City for review and approval prior to the commencement of construction activities, and construction may not commence until the City has provided approval of the outcome of the paleontologist's assessment of the project site.
- B. If paleontological resources are uncovered during construction activities (in either a previously disturbed or undisturbed area), all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified and implemented the appropriate course of action in accordance with federal, state, and local guidelines. This may require fossil recovery, described below. Construction activities in the area of the discovery shall commence again only after the identified resource(s) are properly processed by a qualified paleontologist and if construction activities are cleared by the qualified paleontologist to continue.
- C. If fossils are discovered, a qualified paleontologist shall recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist would have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Handling and disposition of fossils is done at the direction and guidance of a qualified paleontologist.
- D. Personnel of the project shall not collect or move any paleontological resources or associated materials; the identified qualified paleontologist is the only party that shall handle paleontological find(s), including but not limited to collection or removal.
- E. If cleared by the qualified paleontologist, construction activity may continue unimpeded on other portions of the project site that would not affect evaluation or recovery of the identified resource(s).

**4.5-1(c) Treatment of Paleontological Resources:** For all projects where known paleontological resources are present and would be disturbed by project activities, and for all projects where the extent of paleontological resources are unknown and paleontological monitoring is conducted in accordance with Mitigation Measures 4.5-1(a) or 4.5-1(b) as provided above, all paleontological resources identified on a project site shall be assessed by a qualified paleontologist and treated in accordance with federal, state, and local standards. The qualified paleontologist shall prepare a report according to current professional standards including those of the SVP that describes the resource, how it was assessed, and disposition. The report shall be submitted to the City for review and approval. Project activities shall not proceed until the analysis and treatment of on-site paleontological resources has been approved by the City.

109. **4.5-1(d) Fossil Discovery, Salvage, and Treatment: Discovery.** If paleontological resources are uncovered during construction activities (in either a previously disturbed or undisturbed area), all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified and prepared an appropriate mitigation plan, in accordance with federal, state, and local guidelines. Construction activities in the area of the discovery shall commence again only after the identified resource(s) are properly processed by a qualified paleontologist, and if construction activities are cleared by the qualified paleontologist to continue. If cleared by the qualified paleontologist, construction activity may continue unimpeded on other portions of the project site that would not affect evaluation or recovery of the identified resource(s).

**Fossil Salvage and Treatment.** The qualified paleontologist or designated paleontological monitor shall recover intact fossils consistent with the mitigation plan and notify the City of any fossil salvage and recovery efforts. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any fossils shall be handled and deposited consistent with a mitigation plan prepared by the paleontological monitor. The qualified paleontologist shall prepare a report according to current professional standards including those of the SVP that describes the resource, how it was assessed, and disposition. The report shall be submitted to the City.

The requirements in this mitigation measure shall be shown on plans.

## **Hydrology and Water Quality**

110. **4.8-1 Drainage Pattern Alterations and Flood Control:** For any development project that the City has determined based on an expert study will impede or redirect flood flows even with compliance with existing regulations and RCMS, the project shall develop and implement a project-specific Stormwater Pollution Prevention Plan (SWPPP) for compliance with the Clean Water Act's National Pollutant Discharge Elimination System (NPDES) program. The purpose of the SWMP, similar to the SWPPP, is to maintain during construction and operations the existing drainage patterns of the site and vicinity to the maximum extent feasible, to avoid downstream impacts associated with flooding or water quality degradation from ground disturbance during construction. To address the potential for long-term drainage pattern alterations associated with the placement of future development projects in areas where no development is currently present, the SWMP must also include operational and maintenance BMPs; such BMPs may include but would not be limited to the upkeep of landscaped/vegetated swales to dissipate stormwater runoff, or the maintenance

(dredging and disposal of accumulated materials) of detention basins placed to capture stormwater runoff resulting from the project.

## Noise

111. **4.10-1(a) Noise Shielding and Silencing:** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology. Equipment shall be properly maintained, and the Project Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications.
112. **4.10-1(c) Enclosures and Screening:** All outdoor mechanical equipment shall be enclosed or screened from off-site noise-sensitive uses. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line-of-sight from the equipment and off-site noise-sensitive uses.
113. **4.10-1(d) Construction Staging Areas:** Construction staging areas shall be located as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints.
114. **4.10-1(e) Temporary Sound Barriers:** Sound barriers, such as temporary walls or sound blankets, shall be erected between construction activities and noise-sensitive uses when construction activities are located within a line-of-sight to and within 500 feet of noise-sensitive uses.

## Public Services

115. **4.12-1(a): Design Plans Review:** For discretionary projects with more than 300 units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, prior to the start of construction, design plans shall be submitted to the LAFD that demonstrate the use of construction and design features that reduce fire potential and/or promote containment, including increased spacing between buildings, noncombustible roofs, fire-resistant landscaping, and special irrigation facilities. Design features shall be reviewed and approved by the LAFD prior to project approval.

Upon completion of project construction, a diagram of each portion of the property, including access routes and any additional information that might facilitate fire and emergency medical response, shall be submitted to the LAFD.

116. **4.12-1(b): Emergency Access:** For discretionary projects with more than 300 units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, during demolition and construction of discretionary projects, access roads and alleyways shall remain clear and unobstructed in order to ensure access for emergency vehicles. If road closures during construction are necessary, prior to the issuance of a building permit for the discretionary project, a detailed Construction Management Plan including street closure information, a detour plan, haul

routes, and a staging plan, shall be prepared and submitted to the Los Angeles Fire Department and the Los Angeles Department of Transportation for review and approval. Furthermore, if emergency access gates are provided on a project access road, the gates shall be equipped with approved locking devices for both Los Angeles City and County Fire Departments on both sides of the gate. Signs shall be provided on the project access road.

117. **4.12-1(c): Hillside Fire/Vegetation Management Plan:** For discretionary projects with more than 300 units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, projects shall have a 200-foot minimum Fuel Management Zone in place, and it shall be cleared annually, around each structure on the project site. A Fire/Vegetation Management Plan for the Fuel Management Zone shall be prepared that requires the following: all-natural vegetation will be thinned out by 70 percent and all dead vegetation, including grass will be maintained at less than four inches in height; if the zone is not irrigated, the area may be covered with chipped biomass four inches deep; no tree limb shall be within 10 feet of a chimney, including outdoor barbecues; trees must be maintained free of dead branches; trees must be limbed up four feet or  $\frac{1}{3}$  the height of the tree; trees over driveways or roads must be limbed up to 15 feet; the shrub height limit is two feet. Furthermore, the following requirements shall be included in the Fire/Vegetation Management Plan. The following shrubs and trees are highly flammable and shall not be planted on or around the project site:

Furthermore, the following requirements shall be included in the Fire/Vegetation Management Plan. The following shrubs and trees are highly flammable and shall not be planted on or around the project site:

- Sage species (*Salvia spp.*)
- Pampas grass (*Cortaderia spp.*)
- Cypress (*Cupressus spp.*)
- Eucalyptus (*Eucalyptus spp.*)
- Juniper (*Juniperus spp.*)
- Pine (*Pinus spp.*)
- Cedar (*Cedrus spp.*)

The following shrubs and trees shall be used for general landscaping to reduce fire hazard associated with flammable vegetation:

- Coastal live oak (*Quercus spp.*)
- California sycamore (*Platanus racemosa*)
- Cottonwood (*Populus fremontii*)
- Willow (*Salix spp.*)

- Mulefat (*Baccharis salicifolia*)
- California bay (*Umbellularia californica*)
- California black walnut (*Juglans californica*)
- Liquidambar (*Liquidambar styraciflua*)
- California lilac (*Ceanothus spp.*)
- Toyon (*Heteromeles arbutifolia*)
- Mountain mahogany (*Cercocarpus betuloides*)
- Holly leaf cherry (*Prunus ilicifolia*)
- Dwarf periwinkle (*Vinca minor*)
- Grass (*Stipa spp.*)

The Fire/Vegetation Management Plan shall be reviewed and approved by the City of Los Angeles Fire Department prior to project approval.

- Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- 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. 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.
- The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; but, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
- Entrance to the main lobby shall be located off the address side of the building.
- Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet of the visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

- Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- 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.
- 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.
- 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.
- Submit plot plans indicating access road and turning area for Fire Department approval.
- Adequate public and private fire hydrants shall be required.
- Standard cut-corners will be used on all turns.
- Any roof elevation changes in excess of three feet may require the installation of ships ladders. 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. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- 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.
- Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- Helicopter landing facilities are required on all high-rise buildings in the City in accordance with the recently revised Fire Protection Bureau Requirement 10.

- Each standpipe in a new high-rise building shall be provided with two remotely located fire department connections (FDCs) for each zone in compliance with NFPA 14-2013, Section 7.12.2.
118. **4.12-1(d): Submittal of Plot Plan:** For discretionary projects with more than 300 units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, submittal of a plot plan for approval by the LAFD either prior to the recordation of a final map or the approval of a building permit shall be required. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane. In addition, the following recommendations by the LAFD relative to fire safety shall be incorporated into the building plans:
- Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - The entrance to a residence lobby must be within 50 feet of the desired street address curb face.
119. **4.12-2(a): Crime Prevention Unit Consultation:** Prior to the issuance of a building permit for a discretionary project with more than 300 units or on a project site of more than 10 acres, the project applicant shall consult with the Los Angeles Police Department's Crime Prevention Unit regarding the incorporation of crime prevention features appropriate for the design of the project, including applicable features in the Los Angeles Police Department's Design Out Crime Guidelines. The crime prevention features recommended by the Los Angeles Police Department's Crime Prevention Unit and agreed to by the project applicant during consultation shall be made part of the project. The plans shall incorporate the design guidelines relative to security, semipublic and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. These measures shall be approved by the Police Department prior to the issuance of building permits.
120. **4.12-2(b): Security During Construction:** During construction of discretionary projects with more than 300 units or with more than 10 acres, private security personnel shall monitor vehicle and pedestrian access to the construction areas and patrol the project site, construction fencing with gated and locked entry shall be installed around the perimeter of the construction site, and security lighting shall be provided in and around the construction site. Furthermore, temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. Low-level security lighting, and locked entry (e.g., padlock gates or guard-restricted access) shall be provided to limit access by the general public. Regular security patrols during non-construction hours shall also be provided. During construction activities, the contractor shall document the security measures; and the documentation shall be made available to the construction monitor.

## Transportation

121. **4.14-1 (Construction Management Plan):** Any discretionary project that LADOT determines will have potential impacts to the circulation system even with application of existing regulatory compliance measures, shall prepare a detailed Construction Management Plan (CMP), including street closure information, detour plans, haul routes, and staging plans shall be prepared and submitted to LADOT for review and approval. The Construction Management Plan will formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include those elements required by LADOT for the project, which may include but are not limited to the following:

- Providing for temporary traffic control during all construction activities adjacent to public right of way to improve traffic flow on public roadways (e.g., flagmen)
- Prohibition of construction worker parking on any adjacent residential streets
- Encouragement of carpool/vanpool of workers
- Prohibitions on construction-related vehicles parking on surrounding public streets
- Prohibitions on construction equipment or material deliveries within the public right-of-way
- Accommodation of all equipment on site as feasible
- Provisions for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flagmen)
- Scheduling of construction activities, including deliveries, to reduce the effect on peak hour traffic flow on surrounding arterial streets
- Rerouting of construction trucks to reduce travel on congested streets to the extent feasible
- Provisions of safety precautions for pedestrians and bicyclists through alternate routing and protection barriers and signage
- Provisions to accommodate the staging and storage of equipment
- Scheduling of construction-related deliveries to reduce travel during commuter peak hours
- Obtain necessary permits for any truck hauling from the City prior to issuance of any permit for the project
- Noticing and coordination with any nearby schools that may be affected by construction activities, including deliveries, hauling and other construction transportation, to ensure safety of school children

- Ensuring all feasible safety measures are taken to accommodate safe travel of pedestrian, bicyclists, and other users of the sidewalks around the construction site, including but not limited through the following measures:
  - Construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases.
  - Maintaining adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from workspace and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
  - Providing temporary pedestrian facilities adjacent to the Project Site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
  - Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
  - Keeping sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging.
  - Reopening the sidewalk as soon as reasonably feasible taking construction and construction staging into account.

### **Tribal Cultural Resources**

122. **TCR-1: Monitor Retention.** Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain a qualified tribal monitor from and approved by the Fernandeno Tataviam Band of Mission Indians or the Gabrieleno Band of Mission Indians - Kizh Nation and a qualified archaeological monitor. Ground disturbance activities shall include demolition, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil, potholing, pavement removal, grubbing, tree removals, boring or a similar activity at the Project Site. A qualified archaeological monitor shall be identified as principal personnel who must meet the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California, and shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified. The Applicant, or its successor, the archaeological monitor, and the tribal monitor(s) shall execute a monitoring agreement prior to the earlier of the commencement of any Ground Disturbing Activity, or the issuance of any permit necessary to commence a Ground Disturbing Activity.
123. **TCR-2: WEAP.** Prior to commencing any Ground Disturbance Activities, the archaeological monitor, in consultation with the tribal monitor(s), shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in Ground Disturbance Activities that includes information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during Ground Disturbance Activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological

monitor and tribal monitor(s). The Applicant shall maintain on the project site, for potential City inspection, documentation establishing the WEAP training was completed for all members of the construction crew involved in Ground Disturbance Activities.

124. **TCR-3: On-Site Monitoring.** The archaeological and tribal monitor(s) shall observe all Ground Disturbance Activities on the project site at all times any Ground Disturbance Activities are taking place. If Ground Disturbance Activities are simultaneously occurring at multiple locations on the project site, an archaeological monitor and a tribal monitor(s) shall be assigned to each location where the Ground Disturbance Activities are occurring. The tribal monitor(s) will complete daily monitoring logs that will provide descriptions and locations of the relevant Ground Disturbing Activities, the type of construction activities performed, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered "tribal cultural resources" as defined in California Public Resources Code Section 21074, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant and/or the City upon request to the Tribe(s). If any project scheduled activities require the tribal monitor(s) to leave the project site for a period of time and return, confirmation shall be submitted to the Tribe(s) by the Applicant, in writing, upon completion of each set of scheduled activities and five (5) days' notice (if possible) shall be submitted to the Tribe(s) by the Applicant, in writing, prior to the start of each set of scheduled activities. The on-site monitoring shall end when either 1) confirmation is received from the Applicant, in writing, that all scheduled activities pertaining to tribal monitoring and all Ground Disturbance are completed; or 2) the Tribe(s) provides a determination, in writing, that no future, planned construction activity, and/or development/construction phase at the project site possesses the potential to impact any tribal cultural resources.
125. **TCR-4: Discovery of Resources.** In the event that any objects or artifacts that may be tribal cultural resources are encountered during the course of any Ground Disturbance Activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be 60 feet or otherwise determined by the archaeological monitor in consultation with the tribal monitor(s), until the potential "tribal cultural resources" are properly assessed and addressed by the archaeological monitor and the tribal monitor(s) pursuant to the process set forth below:
1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all Ground Disturbance Activities in the immediate vicinity of the find (i.e. 60 feet or otherwise determined by the archaeological monitor) until the find can be assessed by the archaeological monitor and tribal monitor(s).
  2. If the archaeological monitor and tribal monitor(s) determine the resources are Native American in origin, the Tribe(s) will recommend steps for treatment of all discovered tribal cultural resources in the form and/or manner the Tribe deems appropriate, in the Tribe's reasonable discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

3. The Applicant, or its successor, shall implement the Tribe's recommendations if the archaeological monitor, in consultation with the tribal monitor(s), conclude that the Tribe's recommendations are reasonable and feasible.
  4. In addition to any recommendations from the Tribe(s), the archaeological monitor shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
  5. The Applicant, or its successor, may recommence Ground Disturbance Activities outside of the specified radius of the discovery site, so long as this radius has been reviewed by both the archaeological monitor and tribal monitor(s) and determined to be reasonable and appropriate, and so long as the Applicant has complied with all of the recommendations developed and approved pursuant to the process set forth in Paragraphs 2 through 4 above.
  6. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
  7. Notwithstanding Paragraph 6 above, any information that Los Angeles Department of City Planning, in consultation with the Los Angeles City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code (PRC), Section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.
  8. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.
126. **TCR-5: Discovery of Human Remains and Funerary Items.** Native American human remains are defined in Public Resources Code (PRC) Section 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also called associated grave goods in PRC Section 5097.98(d)(2), are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then PRC Sections 5097.9 et seq. as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per PRC section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

**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 LAMC.
  - d. 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.
  - e. 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.
  - f. 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.
  - g. That drainage matters be taken care of satisfactory to the City Engineer.
  - h. 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.
  - i. That any required slope easements be dedicated by the final map.
  - j. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
  - k. 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.
  - l. 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.
  - m. That no public street grade exceeds 15%.
  - n. 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 improvement constructed herein:
- 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. 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.
  - d. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - e. 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.
  - f. 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.
  - g. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct new streetlights: eight (8) on Collier Street., four (4) on Oakdale Avenue and one (1) on Corbin Avenue.

### **FINDINGS OF FACT (CEQA)**

The Department of City Planning issued the Program EIR No. ENV-2020-6762-EIR dated November 2021. The Department found that potential negative impact could occur from the project's implementation due to:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources

The Deputy Advisory Agency certifies that Program EIR No. ENV-2020-6762-EIR reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation the environmental conditions a part of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

Per the Biologist's Statement of Biological Resources dated March 23, 2023, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Program EIR ENV-2020-6762-EIR.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 83927 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 subject property is comprised of four (4) parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Very Low I Residential and RA zoning of the site. The proposed use is permitted in the designated zones. The proposed project will remove a portion of the citrus orchard and remove the following structures: one (1) 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four (4) 3,917 square-foot garages with a shed, one (1) 2,020 square-foot garage with ramp and one (1) open shed for a total of 10 structures.

The proposed project involves the merger and re-subdivision of four (4) parcels into 23 ground lots for the construction of 21, two-story single-family residences, one (1) caretaker's residence. The applicant has filed a concurrent request for the following the applicant has filed a concurrent request for a Zoning Administrator Determination to permit the following: (1.) Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern, and western edges of the project site pursuant to LAMC Section 12.24.X.7; (2.) a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and (3.) a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map is for the merger and re-subdivision of four (4) parcels into 23 ground lots for the construction of 21, two-story single-family residences, one (1) caretaker's residence.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The Encino-Tarzana Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with the corresponding zone.

The subject property is RA corresponding to Very Low I Residential land use designation and permits single-family residential uses on the property. The proposed single-family homes are contingent upon approval of Case No. ZA-2023-2170-ZAD-ZV-ZAA.

Therefore, the Vesting Tentative Tract Map for the merger and re-subdivision of land to create 23 ground lots and 21 single-family homes is allowable under the zone and the land use designation and will be consistent with the General and Community Plans and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code. The project site is not governed by a specific plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.” Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). The requested map meets the required components of a Vesting Tentative Tract Map. The project is located within an Outside Flood Zone, Special Grading Area and Liquefaction area.

The design and layout of the Vesting Tentative Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and the Department of Water and Power) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

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

The subject property is comprised of four (4) parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of

approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: one (1) 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four (4) 3,917 square-foot garages with a shed, one (1) 2,020 square-foot garage with ramp and one (1) open shed for a total of 10 structures.

The subject site is zoned RA-1 in the Encino-Tarzana Community Plan Area with a Very Low I residential land use designation.

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division. The proposed development is an allowable use under the RA Zone.

The subject site is located within an Equine Keeping in the City of Los Angeles Zone and Modifications to SF Zones and SF Zone Hillside Area Regulations Zone. River Implementation Overlay District RIO (ZI-2358), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498 and LAMC 16.02.1). The site is located 11.85 kilometers from the Malibu Coast Fault. The project is located within an Urban Agricultural zone, Special Grading Area and Outside Flood Zone. The project is not located within a Liquefaction area. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that 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 General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Encino-Tarzana Community Plan designates the site for Very Low I Residential land uses. The site is zoned RA and is consistent with the range of zones under the corresponding land use designation. The proposed single-family homes are contingent upon approval of the grant herein. As such, the construction of the proposed uses on the project site would be consistent with the land use designation of the site and the applicable zoning of the site.

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use

designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. 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.

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

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

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site and/or on a site having unsuitable soil conditions, however the project is located within an Outside Flood Zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project has been determined to be statutorily exemption from CEQA which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvements are not likely to cause serious public health problems.

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

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Map Nos. 2164-008-001, 2164-007-005, 2164-008-006,

and 2164-008-007 The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and 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 WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

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

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

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

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

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 83927