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CITY PLANNING**

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May 7, 2020

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RD Civil Engineering (E)
Ralph Dartt
505 Dobbins Drive
San Gabriel, CA 91775

Case No.: VTT-74280-SL
Related Case No.: None
CEQA: ENV-2016-4466-CE
Location: 5271 and 5273 West Eagle Dale
Avenue
Council District: 14 – Huizar
Community Plan Area: Northeast Los Angeles
Land Use Designation: Low Medium II Residential
Zone: RD1.5-1

EXTENSION OF TIME

On April 14, 2017, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. VTT-74280-SL located at 5271 and 5273 West Eagle Dale Avenue for a maximum of 5 small lots in accordance with the Small Lot Subdivision in the Northeast Los Angeles Community Plan and RD1.5-1 Zone.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6-year extension, totaling 9 years from the decision date for the recording of the final map for Vesting Tentative Tract Map No. VTT-74280-SL.

Therefore, the new expiration date for the subject map is **May 7, 2026** and no further extension time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Robert Duenas
Deputy Advisory Agency

VPB:BD:AMV:KT

cc: Councilmember Jose Huizar

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Decision Date: April 14, 2017

Appeal Period Ends: April 24, 2017

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RE: Vesting Tentative Tract Map No.: 74280-SL
Address: 5271 West Eagle Dale Avenue
Community Plan: Northeast Los Angeles
Zone: RD1.5-1
Council District: 14
CEQA No.: ENV-2016-4466-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 74280-SL, located at 5271 West Eagle Dale Avenue for a maximum of **five (5) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated November 21, 2016 in the Northeast Los Angeles Community Plan. This unit density is based on the RD1.5-1. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central District Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That any fee deficit under Work Order No. EXT00727 expediting be paid.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall comply with any requirements with the Department of Building and Safety, Grading Division for the recordation of the final map and issuance of any permit.

Note:

Grading Division approvals are conducted at 221 N. Figueroa Street, 12th Floor, Suite 1200.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Lot does not comply with the minimum 15 ft. front yard setback along Eagle Dale Avenue after required street dedication is taken as required for the RD1.5-1 Zone. Revise the Map o show compliance with the above requirement or obtain approval from the Department of City Planning for setback as shown on the Setback Matrix.
 - c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow a 16 ft. reduced common access strip all the way to the public street.

- d. Show all street/alley dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- e. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes:

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.

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

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

DEPARTMENT OF TRANSPORTATION

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

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

FIRE DEPARTMENT

9. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. 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.
 - d. 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.

- e. Fire lane, 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.
- f. 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.
- g. 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.
- h. Submit plot plans indication access road and turning area for Fire Department approval.
- i. On small lot subdivision, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- j. 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.
- k. Adequate off-site public and on-site private fire hydrants may be required. Their number location to be determined after the Fire Department's review of the plot plan.
- l. Site plans shall include all overhead utility lines adjacent to the site.
- m. Any roof elevation changes in excess of 3 feet require the installation of ships ladders.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 10. 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

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

Assessment District.

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby fee be based on the RD1.5 Zone.

URBAN FORESTRY DIVISION

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

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of five (5) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 74280-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory

Agency prior to obtaining a grading permit.

- f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than five (5) feet in width, pursuant to LAMC Section 12.22-C,27:

Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front (E)	Side (N)	Side (S)	Rear (W)
1	10'-0"	5'-0"	12'-0"	0'-3"
2	0'-3"	5'-0"	12'-0"	0'-3"
3	0'-3"	5'-0"	12'-0"	0'-3"
4	0'-3"	5'-0"	12'-0"	0'-3"
5	0'-3"	5'-0"	12'-0"	5'-0"

- 2) The common access driveway may maintain a minimum width of 10 feet, clear-to-the-sky, as shown on the map stamp dated November 21, 2016.

- 17. **Tenant Relocation.** That the applicant execute and record a Covenant and Agreement (Planning Department General Form Cp-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 18. 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.

19. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- 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 judgments 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- 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. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT CONDITIONS

SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site and shall include the following features. The landscape plan shall identify tree replacement on a 4:1 basis by a minimum of 24-inch box, or as required by the Board of Public Works.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Construct new street light: one (1) on Eagle Dale Avenue.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning, on February 23, 2017, issued ENV-2016-4466-CE, and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 32.

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. The project is an infill project located in an existing multiple-family developed residential neighborhood and will not create any impacts on an environmental resource of hazardous or critical concern. The project is in compliance with existing zoning and adopted land use designations. It would not create a significant cumulative impact on the environment nor are any unusual circumstances anticipated, given that the project will be required to adhere to all applicable building codes and regulated construction methods. The project is not located on or adjacent to a scenic highway and has not been identified as a hazardous waste. The existing structures on site have not been identified as individual historic resources under SurveyLA.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. 74280-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The subdivision of land is regulated pursuant to Article 7 of the Los Angeles Municipal Code ("LAMC"). Specifically, Section 17.06-B requires that the vesting tentative tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The Vesting Tentative Tract Map was prepared by RD Civil Engineering, Ralph Dartt RCE 29094, and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, site address, and other pertinent information as required by the LAMC Section 17.06-B.

The project site consists of one lot that is approximately 8,876 net square feet. The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Medium II Residential land use designation, which lists the RD1.5 zone as a corresponding zone. The project site is zoned RD1.5-1, which is consistent with the land use designation. The Zoning Code implements the goals, objectives, and policies of the Community Plan through zoning regulations which regulates, but is not limited to the maximum permitted density, height, parking, and the subdivision of land. The project site is zoned RD1.5-1, which would permit a maximum of six (6) dwelling units with a maximum height of 45 feet. As proposed, the project would demolish the one existing single family dwelling and construct five (5) new small lot homes. Each small lot home will have two covered parking spaces, as required pursuant to LAMC Section 12.21-A,4.

The proposed tentative tract map is in compliance with the zoning applying to the property and is subject to comply with such zoning prior to the recordation of the final map pursuant to LAMC 17.05-C. Additionally, LAMC Section 17.05 requires that the vesting tentative tract map complies with the design requirements of the General Plan. As defined by the

Subdivision Map Act and LAMC Section 17.02, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, lot size and configuration. The map indicates the location of utilities, public right-of-ways, common access easements for vehicular access, and frontage for each of the small lots. The map also meets the minimum lot size and width requirements of LAMC Section 12.22-C,27.

Moreover, the site is not located within a Hillside Area, a land prone to liquefaction or landslide. The site is located within a Special Grading Area, however according to the Department of Building and Safety, Grading Division, the site does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Northeast Los Angeles Community Plan and are not subject to any Specific Plan requirements. The project has 50 feet of frontage along West Eagle Dale Avenue, which is a designated Local Street-Standard. At the project's street frontage, West Eagle Dale Avenue is dedicated to an approximate width of 60 feet. Per the Bureau of Engineering, no dedication or improvements along West Eagle Dale Avenue are required.

For the purposes of approving a tentative map, LAMC Section 17.05-C 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 proposed subdivision is in conformance with the density allowed per the RD1.5-1 Zone, therefore, the requested map meets the required components of a tentative map pursuant to LAMC Section 17.05-C.

For the purposes of approving a small lot subdivision, as defined by Section 66418 of the Subdivision Map Act and LAMC Section 17.02, "design" of a tract or parcel map refers to, but it is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configurations. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various City Agencies that have the authority to make improvement recommendations. As proposed, the tract map indicates a common access easement which would provide vehicular access to the five (5) small lots. The Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers satisfactory to the City Engineer and all necessary improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site consists of one lot that is approximately 8,876 net square feet. The project is currently improved with one (1) single-family dwelling and a detached garage. The existing dwelling and detached garage will be removed for the construction of the five (5) small lot homes. The project site is located 0.15 km of the Raymond Fault and it is not located within the Alquist-Priolo Fault Zone. The site is not located within a Hillside Area

or on land prone to liquefaction or landslide. However, the site is located within a Special Grading Area, but according to the Department of Building and Safety, Grading Division, the site does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The site is not located within a Methane Buffer Zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas determined to be outside the 0.2% annual chance floodplain.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

A mix of low and medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. The adjacent properties are zoned RD1.5-1 and [Q]C4-1XL. The adjacent properties are developed with one- to three-story single and multi-family developments. North of the project site (intersection of Broadway and Eagle Dale Avenue), it is zoned [Q]C4-1XL and is developed with a gas station (Chevron). Directly across Eagle Dale Avenue, it is also zoned [Q] C4-1XL and developed with office uses.

The project site consists of one lot that is approximately 8,876 net square feet. The site is located in the RD1.5-1 Zone, which permits a density at one dwelling unit per 1,500 square feet of land. As such, the 8,876 net square-foot site can accommodate six (6) units. The project site is also within the Height District 1. Properties which are located in the Height District 1 are permitted a maximum building height of 45 feet. The project proposes to construct five (5) small lot homes, which would be three-stories and approximately 35 feet in height. As proposed, the density and height is consistent with the zone and land use designation. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed type of development.

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

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. As such, the proposed project will not cause substantial environmental damage or injury to 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).

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system.

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

The project site contains a legally recorded lot as identified by the Assessor Parcel Record and Assessor Parcel Maps – Map No. 5680027005.

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 property within the proposed subdivision since no such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel to be subdivided and other design and improvement requirements. A solar energy feasibility report was submitted with the tract application and states that the project will include many sustainable features, including but not limited to: solar panels, permeable paving, eco-friendly building materials, and effective storm water management.

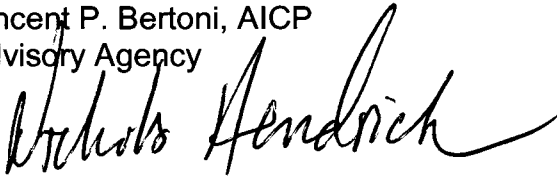
Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The 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. 74280-SL.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:JT:LR

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

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

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

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

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

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



VICINITY MAP
N.T.S.

OWNER:
KNOX ENTERPRISE, LLC
ATTN: VIJAY SEHGAL
2902 KNOX AVE
LOS ANGELES, CA 90039
PH: 323-255-4343

SUBDIVIDER:
KNOX ENTERPRISE, LLC
ATTN: VIJAY SEHGAL
2902 KNOX AVE
LOS ANGELES, CA 90039
PH: 323-255-4343

NOTES:

SMALL LOT SINGLE FAMILY SUBDIVISION
PURSUANT TO ORDINANCE
NO. 176354.
EXISTING/PROPOSED ZONE:
LA: RD1.5-1
ALL EXISTING STRUCTURES
TO BE REMOVED

THE PROPERTY DOES NOT
HAVE THE FOLLOWING TREES:
OAK WESTERN SYCAMORE
CALIFORNIA BAY
SO. CAL BLACK WALNUTS
NO HAZARDOUS AREA
ON THE PROPERTY

SEWER: EXISTING SANITARY SEWER
MAIN IN EAGLE DALE AVE.

VESTING TENTATIVE TRACT NO. 74280

FOR

SMALL LOT SUBDIVISION PURPOSES

BEING A SUBDIVISION OF LOT 6 OF TRACT 676 IN THE CITY OF
LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 17, PAGES 26 AND 27 OF
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TENTATIVE APPROVAL

NO: *74280*
Approved without conditions
BY: *[Signature]*
Department of Building & Safety
Grading Division

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
DATE: *11/16/16*

NOV 21 2016

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

DATE	DRAWN	REVISIONS	DATE	BY	SCALE	DATE	BY	APPROVED	JOB NUMBER
11/16/16	RD	BUILDINGS, LOTS & SETBACK	5/10/16	RD	1"=10'	11/16/16	RD	APPROVED	810

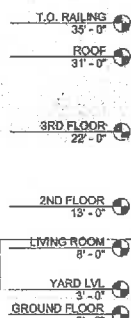
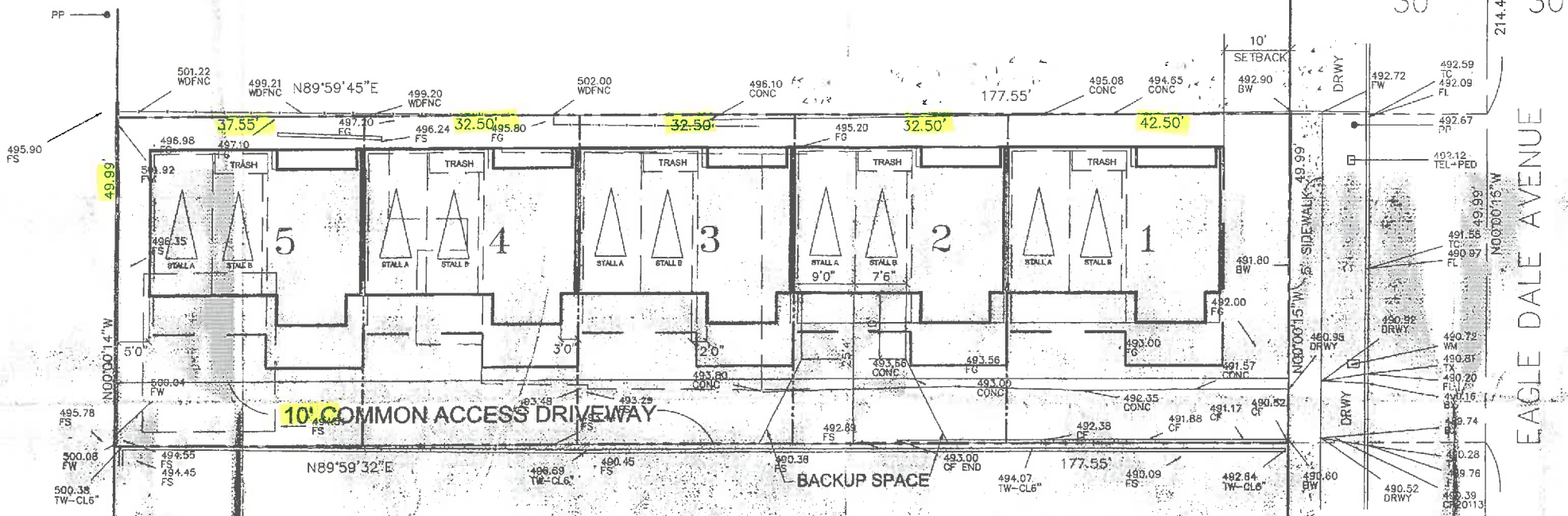
PREPARED FOR:
KNOX ENTERPRISE, LLC
2902 KNOX AVE
LOS ANGELES, CA 90039
(626) 255-4343

TENTATIVE TRACT MAP
LOCATION:
5271 N EAGLE DALE AVE
LOS ANGELES, CA 90041
APN: 560-07-005

RD CIVIL ENGINEERING
505 DOBBINS DRIVE
SAN GABRIEL, CA 91775
(626) 288-7911

RALPH DARTT RCE 29094

SCALE: 1"=10'



BUILDING SIZE
UNIT 1,2,3,4,5 1,987 SF

LOTS	NET AREA	GROSS AREA
1	2,118 SF	2,124 SF
2,3,4	1,685 SF	1,625 SF
5	1,877 SF	1,877 SF
TOTAL SITE AREA (0.47) SF NET		8,878 SF GROSS

LOT	FRONT (EAST)	SIDE (NORTH)	REAR (SOUTH)	WEST
1	10'	5'	12'	0'
2	0'	5'	12'	0'
3	0'	5'	12'	0'
4	0'	5'	12'	0'
5	0'	5'	12'	5'

