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Decision Date: October 18, 2018

Appeal End Date: November 2, 2018

11800 Courtleigh, LLC. (O)(A)
P.O. Box 5356
Los Angeles, CA 91413

Hayk Martirosian (R)
Techna Land Co., Inc.
1545 North Verdugo Road Suite 2
Glendale, CA 91208

Case No. TT-77174-CN
Related Case: None
Address: 11800 and 11808 W.
Courtleigh Drive
Planning Area: Palms – Mar Vista –
Del Rey
Zone: R3-1
D. M.: 111B161
C. D.: 11 – Bonin
CEQA: ENV-2017-3754-CE
Legal Description: Lots 81 and 82, TR
1971

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined that based on the whole of the administrative record the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Sections 15304 (Class 4) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Tentative Tract No. 77174 comprised of two existing lots with approximately 14,856 total square feet, located at 11800 and 11808 Courtleigh Drive, for a maximum **eighteen (18) residential units** as shown on map stamp-dated April 30, 2018, in the Palms – Mar Vista – Del Rey Community Plan. This unit density is based on the R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Courtleigh Avenue adjoining the subdivision by the removal of existing curb, gutter and sidewalk; and construction of new concrete curb and gutter at the same curb face and a new 5-foot wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.

Note: 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

2. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated June 6, 2017, Log # 98254 and attached to the case file for Tract No. TT-77174-CN.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property line after dedication.

Notes:

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

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

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

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

FIRE DEPARTMENT

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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.
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Notes:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

7. 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.
 - a. Construct one (1) new street light on Courtleigh Drive.

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

8. 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

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

DEPARTMENT OF RECREATION AND PARKS

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. 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. **Use.** Limit the proposed development to a maximum of eighteen (18) dwelling units.
- b. **Parking.** Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. With the addition of guest parking, provide a total of forty-five (45) parking spaces. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4th Floor).

- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- 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 consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to,

an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

- i. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Los Angeles Coastal Transportation Corridor Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

Tenant Relocation Conditions

12. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded 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.
13. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for

approval by the Development Services 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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. 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. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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.

- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

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 Municipal Code.
- (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 comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

- (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements 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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Construct one (1) new street light on Courtleigh Drive.

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 condition, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Courtleigh Avenue adjoining the subdivision by the removal of existing curb, gutter and sidewalk; and construction new concrete curb and gutter at the same curb face and a new 5-foot wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.

NOTES:

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

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and

Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

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)

DETERMINED based on the whole of the administrative record the Project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15304 (Class 4) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, and that there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project site is not located within a Special Grading Area, Very High Fire Severity Zone, Landslide or Liquefaction Area, Fault Rupture Study Area, or the Alquist-Priolo Fault Zone. While the subject site is located approximately 5.5 kilometers from the Santa Monica Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS), and compliance with a Geology and Soils Report Approval Letter, issued by DBS on May 5, 2016 (LOG #92872), which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division. Other RCMs include but are not limited to:

- Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- Regulatory Compliance Measure RC-GEO-1 (Seismic): The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities): The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

Based on similar residential projects, emissions resulting from the proposed subdivision of one lot for the construction of a multi-family building with 18 condominium units within a single building, over one levels of subterranean parking, are not expected to result in substantial emissions that would not already be controlled on-site by existing RCMs.

There is not a succession of known projects of the same type and in the same place as the subject project. The project is consistent with the type of development permitted in the R3-1 Zone with Medium Residential land uses and in the Palms – Mar Vista – Del Rey Community Plan area. Adjacent lots are primarily developed with multi-family residential uses while there is one single-family dwelling across the street from the subject property, and the subject site is of a similar size and slope to nearby properties. The project size and height are not unusual

for the vicinity of the subject site, and is similar in scope to other existing multi-family residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a scenic highway, nor are there any designated Scenic Highways located near the project site. Per the Tree Report dated February 27, 2017, prepared by Harmony Gardens, the project proposes to remove 2 non-protected trees. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Class 4 State Exemption and Class 4 Category 1 City Exemption consists of grading on land with a slope of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated (by federal, State, or local government action) scenic area or in an officially mapped area of severe geologic hazard.

The proposed project qualifies because it involves grading on a relatively flat topography with a slope of less than 10 percent, and it is not located within any waterways, wetlands, designated scenic areas or mapped severe geological hazard areas, as provided below.

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

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

The site is zoned R3-1 and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable Palms – Mar Vista – Del Rey Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.136 acres (5,950.1 square feet). Lots adjacent to the subject site are developed with the following urban uses: multi-family residential buildings ranging from 1 to 4 stories in height. The site is developed with a single-family dwelling with a detached garage and surrounded by development and therefore has no value as a habitat for endangered, rare or threatened species. There are no protected trees on the site, as identified in the Tree Report prepared by Harmony Gardens on February 27, 2017. Two (2) trees (1 Diospyros Kaki Japanese Persimmon and 1 Citrus Senensis, Orange Tree) are proposed to be removed from the subject site, and will be replaced with a minimum 24-inch box trees on a 1:1 basis. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on California Energy Efficiency Modeling (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that a one lot subdivision for the construction of 7 condominium units is on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. TT-77174-CN, 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted General Plan Land Use Element is made up of 35 Community Plans. The subject project is within the Palms-Mar Vista-Del Rey Community Plan. The Palms-Mar Vista-Del Rey Community Plan Land use Designation for the subject property is Medium Residential with the corresponding zone of R3. The subject site is zoned R3-1. This requires at least 800 square feet of lot area per dwelling unit. The subject parcel is approximately 14,856 square feet net after dedications. The maximum density allowed by right is 18 dwelling units for the subject lot.

The project is within the Los Angeles Coastal Transportation Corridor Specific Plan Area. The Los Angeles Coastal Transportation Corridor Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects.

Therefore, as conditioned, the project is consistent with the General Plan Land Use Designation.

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

The California Subdivision Map Act, Government Code 66418, defines 'design' as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan as required pursuant to Section 66473.5.

The adopted Palms-Mar Vista-Del Rey Community Plan designates the subject property for Medium Residential land use with the corresponding zone of R3. The property contains approximately 0.34 net acres (14,856 net square feet after required dedication) and is presently zoned R3-1. The proposed subdivision for 18 units is allowable under the current adopted zone and the land use designation.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to improvements on Courtleigh Avenue by the removal of the existing curb, gutter and sidewalk and construction of a new concrete curb and gutter at the same curb face and a new 4-foot wide concrete sidewalk, as well as landscaping of the parkway.

According to the Bureau of Engineering letter dated June 22, 2018, there is an existing sanitary sewer in the street adjoining the subdivision. The tract will connect to the public sewer system and will not result in violation of the California Water Code. See conditions under department.

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

The project is within the Los Angeles Coastal Transportation Corridor Specific Plan Area. The Los Angeles Coastal Transportation Corridor Specific Plan does not address development issues. The specific plan identifies trip fee requirements for non-residential projects.

The site is level and is not located in a Flood Zone, Special Grading Area, Very High Fire Severity Zone, Landslide Area, Fault Rupture Study Area, or the Alquist-Priolo Fault Zone. The subject is located within a liquefaction area and approximately 4.18 kilometers from the Newport - Inglewood Fault Zone (Onshore); however specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant.

In a memo dated June 6, 2017, the Department of Building and Safety, Grading Division, issued a Soils Report Approval Letter (Log # 98254) for the proposed construction at the subject property.

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

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

The project site consists of two lots that covers a net lot area of approximately 14,856 square feet. The subject site has frontage along the east side of Courtleigh Drive measuring approximately 110 feet in width. The existing topography is relatively flat with a slope of less than 10 percent. The subdivision maintains setbacks along the perimeter of the property of a 15-foot front yard setback along Courtleigh Drive, a 15-foot rear yard setback, and 7-foot side yards setbacks. The proposed project is considered an infill development in a neighborhood that has a mix of multi-family and single-family development. The project access easement is adequate for vehicular ingress and egress and emergency purposes.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is outside of the flood zone as indicated on NavigateLA. Implementation of Regulatory Compliance Measures will reduce any potential impacts to less than significant. Therefore, the Department of City Planning has determined that the project is categorically exempt from CEQA as provided in Case No. ENV-2017-3754-CE.

The tentative tract map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's

conditions of approval. The subdivider is required to make improvements on Courtleigh Avenue by the removal of the existing curb, gutter and sidewalk and construction of a new concrete curb and gutter at the same curb face and a new 4-foot wide concrete sidewalk, as well as landscaping of the parkway. The Bureau of Sanitation reviewed the sewer/drain lines serving the subject tract and found no problems with their structures or potential maintenance problems. The Department of Building and Safety, Grading Division, has conditionally approved the tract map, subject to conditions contained in the Soils Report Approval Letter (Log # 98254) for the proposed construction at the subject property. Therefore, as conditioned, the site is physically suitable for the proposed subdivision.

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

The development of this tract is an infill of an otherwise multiple-family and single-family residential neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map with conditions. The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

The subject site is zoned R3-1. This requires at least 800 square feet of lot area per dwelling unit. The subject parcel is approximately 14,856 square feet after dedications. The maximum density allowed by right is 18 dwelling units for the subject lot. Therefore, the lot is sufficient in size to allow a density of 18 dwelling units.

(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. The project site is located within an urbanized area that is fully developed with various multi-family and single-family dwellings.

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment. The Department of City Planning has determined that Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Sections 15304 (Class 4) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, and that there is no substantial evidence

demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2017-3754-CE).

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.**

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) **THE DESIGN OF THE SUBDIVISION 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.**

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

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

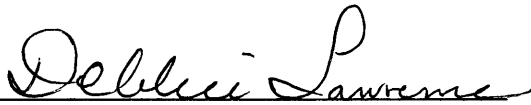
In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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

These findings shall apply to both the tentative and final maps for Tract No. TT-77174-CN.

VINCENT P. BERTONI, AICP
Advisory Agency



DEBBIE LAWRENCE, AICP
Deputy Advisory Agency

VPB:DL:AG:mg

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

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

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

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

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

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

TENTATIVE TRACT MAP "NO. 77174-CN"

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

FOR NEW CONDOMINIUM PURPOSES

OWNER / SUBDIVIDER

11800 COURTLEIGH, LLC
P.O. BOX 5356
LOS ANGELES, CA. 91413
TEL: (818) 667-7951

DATE: AUG. 17, 2017
APRIL 25, 2018

ENGINEER

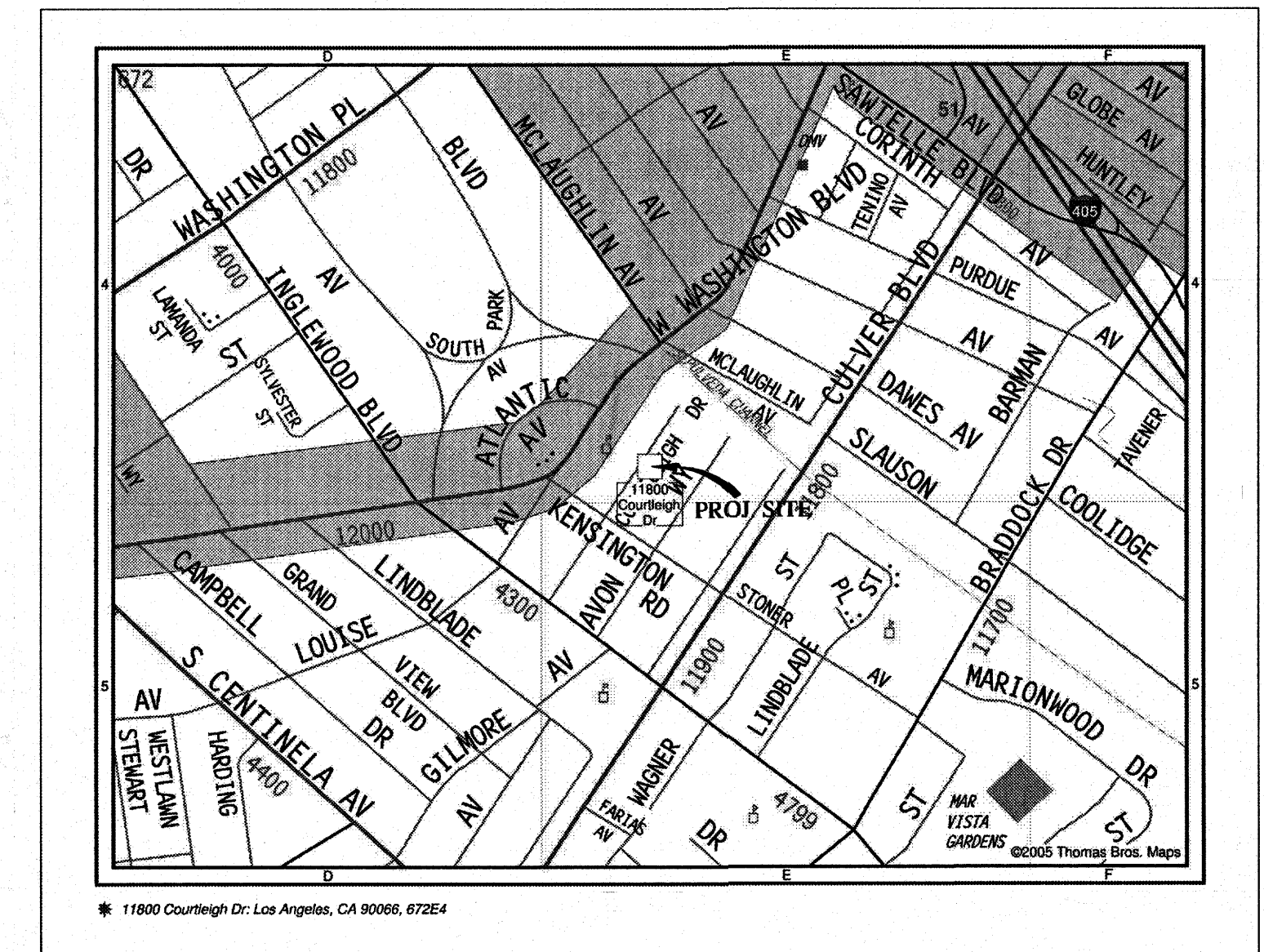
TECHNA LAND CO., INC.
HAYK MARTIROSIAN
1545 N. VERDUGO RD. SUITE 2
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

PROJECT ADDRESS

11800, 11800 1/2, 11802, 11804 1/2,
11806, 11808 COURTLEIGH DR.
LOS ANGELES, CA 90066

LEGAL DESCRIPTION

LOTS 81 & 82 OF TRACT NO. 1971,
M.B. 22, PGS. 185



VICINITY MAP

NO SCALE

PROJECT DATA

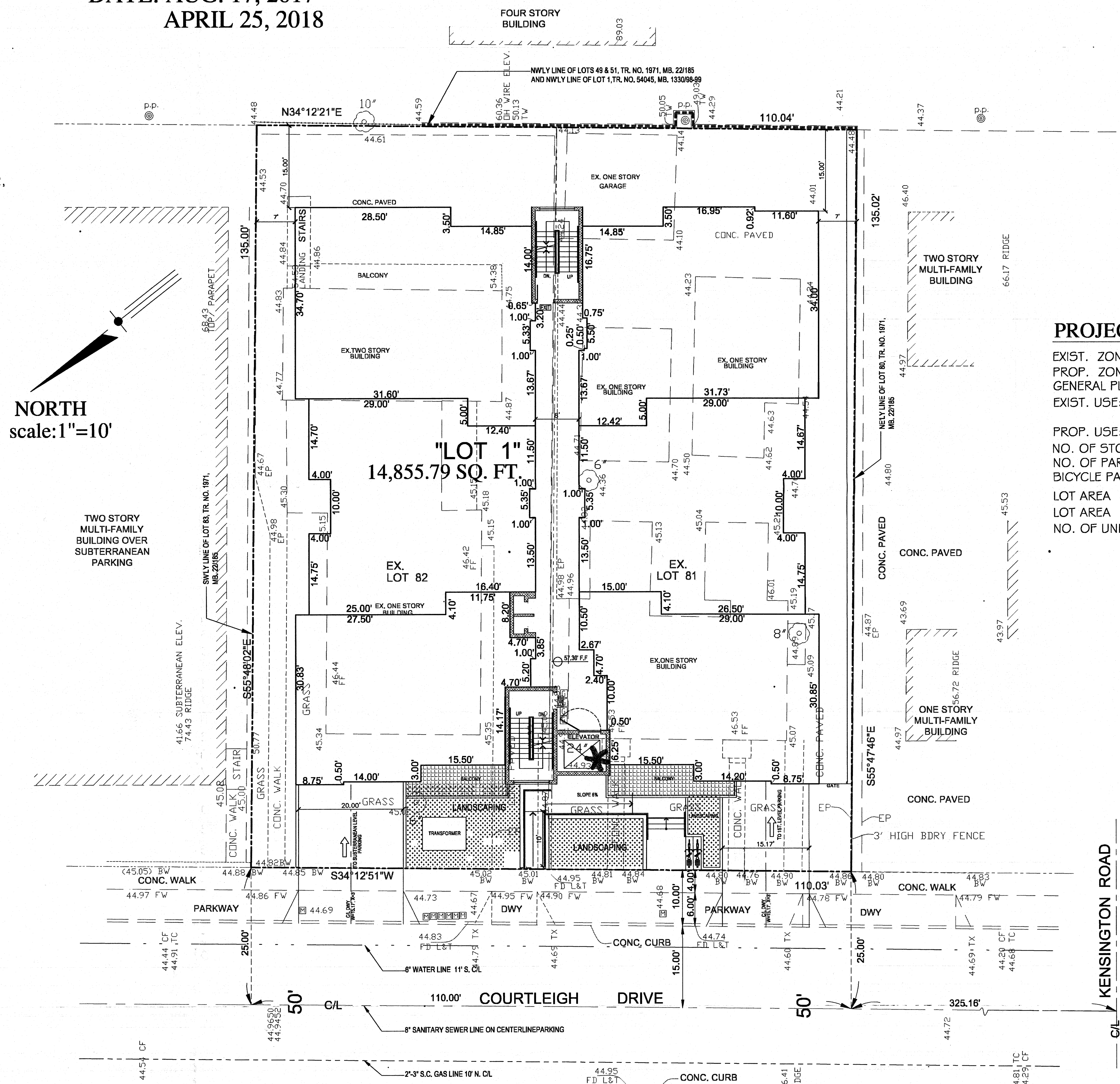
EXIST. ZONE:----- R3-1
 PROP. ZONE:----- R3-1
 GENERAL PLAN LAND USE:----- MEDIUM RESIDENTIAL
 EXIST. USE:----- 2 BUILDINGS 5-UNIT APARTMENT &
 3 BUILDINGS 4-UNIT APARTMENT
 PROP. USE:----- 18-UNIT CONDOMINIUM
 NO. OF STORIES:----- 4 OVER TWO LEVELS OF PARKINGS (ON GRADE & SUB PARKING)
 NO. OF PARKING:----- 48 (23 STANDARD + 23 COMPACT + 2 HANDICAPPED)
 BICYCLE PARKING:----- 18(LONG TERM)+ 2(SHORT TERM)
 LOT AREA :----- 14,855.79 SQ. FT. 0.341 AC (NET WITHIN EXIST. BORDERS)
 LOT AREA :----- 17,605.79 SQ. FT. 0.404 AC (GROSS)
 NO. OF UNITS ALLOWED BY-RIGHT: 18.56

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
APR 30 2018

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

NOTES:

- 1 - WATER SYSTEM: CITY OF L.A. DWP.
- 2 - POWER SYSTEM: CITY OF L.A. DWP.
- 3 - SEWER SYSTEM: CITY OF L.A. DPW.
- 4 - COMMUNITY PLAN AREA: PALMS- MAR VISTA-DEL REY
- 5 - T.G. PAGE: 672-E4
- 6 - HILLSIDE AREA NOTE: SITE IS NOT LOCATED IN CITY DESIGNATED HILLSIDE / HILLSIDE GRADING AREA
- 7 - TREES: THERE ARE NO OAKS; WESTERN SYCAMORE, CALIFORNIA BAY AND/OR SOUTHERN CALIFORNIA BLACK WALNUT ON THIS PROPERTY
- 8 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE VICINITY OF THE MULHOLLAND SCENIC PARKWAY
- 9 - THIS SUBDIVISION IS NOT IN A POTENTIALLY DANGEROUS-HAZARDOUS AREA.
- 10 - SITE IS IN LIQUEFACTION ZONE
- 11 - SITE IS RELATIVELY FLAT.
- 12 - ALL EXIST. STRUCTURES AND TREES TO BE REMOVED
- 13 - COUNCIL DISTRICT NO. CD-11
- 14 - ASSESSOR PARCEL NO.: NEW:4233-023-087
OLD:(4233-023-021 & 4233-023-022)
- 15 - CENSUS TRACT NO.: 2752.00
- 16 - DM: 111B161

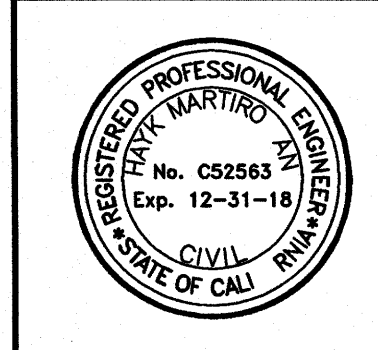


NORTH
scale: 1"=10'

TWO STORY
MULTI-FAMILY
BUILDING OVER
SUBTERRANEAN
PARKING

KENSINGTON ROAD

TENT. TR. "NO. 77174-CN"



TECHNA LAND Co., Inc.
 CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.
 HAYK MARTIROSIAN DATE 4-25-18
 1545 N. VERDUGO RD., # 2 GLENDALE, CA 91208
 TEL: (818) 547-0543, FAX: (818) 547-1074