



## DEPARTMENT OF CITY PLANNING

### APPEAL RECOMMENDATION REPORT

#### Central Los Angeles Area Planning Commission

**Date:** September 28, 2021  
**Time:** after 4:30 p.m.  
**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [apccentral@lacity.org](mailto:apccentral@lacity.org)

**Case No.:** VTT-82658-SL-1A  
**CEQA No.:** ENV-2019-4140-CE  
**Incidental Cases:** ADM-2019-4141-SLD  
**Related Cases:** None  
**Council No.:** 4 - Raman  
**Plan Area:** Hollywood  
**Plan Overlay:** None  
**Certified NC:** Silver Lake  
**GPLU:** Low Medium II Residential  
**Zone:** RD1.5-1XL  
**Applicant:** Dan Arthofer and Erin Arthofer, LA PALOMA HOMES, Inc.  
**Representative:** Tracy A. Stone  
**Appellant:** David Wheatley

**Public Hearing:** Required  
**Appeal Status:** Appealable to City Council  
**Expiration Date:** October 02, 2021  
**Multiple Approval:** No

**PROJECT LOCATION:** 2820 North Avenel Street (2820 and 2820 ½ North Avenel Street)

**PROPOSED PROJECT:** A Vesting Tentative Tract Map for a small lot subdivision of one 8,295.2 square-foot site into five (5) small lots per the Small Lot Subdivision Ordinance (Ordinance No. 185,462) and one (1) accessory dwelling unit. Each small lot will be developed with a small lot home with a maximum building height of 30 feet, and will provide 2 parking spaces per dwelling unit, for a total of 10 parking spaces. The site is currently developed with one (1) single-family and one (1) duplex, seven (7) non-protected on-site trees, and zero (0) protected trees. All existing structures and trees are proposed to be removed to clear the lot. The project involves the export of up to 500 cubic yards of earth.

**REQUESTED ACTION:** Appeal of the entire Advisory Agency determination of the following:

1. The proposed project is exempt from the California Environmental Quality Act ("CEQA") Guidelines, pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and



2. Approve a Vesting Tentative Tract Map to permit the subdivision of one 8,295.2 gross square foot lot into five (5) small lots in the RD1.5-1XL Zone, pursuant to LAMC Section 12.22 C.27, as shown on the map stamp-dated July 27, 2021.

**RECOMMENDED ACTIONS:**

1. **Determine** that, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-4140-CE, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Deny** the appeal.
3. **Sustain** the Advisory Agency's determination to approve Vesting Tentative Tract Map No. VTT-82658-SL and
4. **Adopt** the Advisory Agency's Conditions of Approval and Findings.

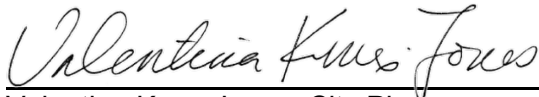
VINCENT P. BERTONI, AICP  
Director of Planning



Jane Choi, AICP, Principal City Planner



Deborah Kahan, AICP, Deputy Advisory Agency



Valentina Knox-Jones, City Planner



Danalynn Dominguez, City Planning Associate  
Telephone: (213) 978-1340

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Requirements for submission of materials can be found on the Department of City Planning website at <https://planning.lacity.org/about/virtual-commission-instructions>. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.



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### **Exhibits:**

- Exhibit A – Appeal Application
- Exhibit B – Vesting Tentative Tract Map (VTT-82658-SL)
- Exhibit C – Advisory Agency’s Determination (VTT-82658-SL)
- Exhibit D – Project Plans
- Exhibit E – Small Lot Design Standards Checklist (ADM-2019-4141-SLD)
- Exhibit F – Environmental Clearance (ENV-2019-4140-CE)
- Exhibit G – Maps, ZIMAS Parcel Profile Report, Site Photos



## **PROJECT ANALYSIS**

### **APPELLATE DECISION BODY**

Pursuant to Section 17.06 of the Los Angeles Municipal Code (“LAMC”), appeals of Tentative Tract Map cases are heard by the Area Planning Commission as the Appeal Board. The appellate decision of the Area Planning Commission is further appealable to the City Council as provided in LAMC Section 17.06 A.3.

### **PROJECT SUMMARY**

On July 28, 2021, the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82658-SL for the subdivision of one 8,295 gross square foot site into five (5) small lots per the Small Lot Subdivision Ordinance (Ordinance No. 185,462), as shown on the map stamp-dated July 27, 2021. The Deputy Advisory Agency determined that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies.

Each small lot will be developed with a small lot home with a maximum building height of three (3) stories and 30 feet and will provide 2 parking spaces per dwelling unit for a total of 10 parking spaces. The site is currently developed with one (1) single-family dwelling and one (1) duplex. There are no protected trees and eight (8) non-protected trees on-site, as identified in the Tree Report prepared by Paul Lewis, Landscape Architect #3620 dated February 18, 2019. The proposed project would demolish the existing structures and remove seven (7) existing non-protected trees on-site. The project involves the grading and export of up to 500 cubic yards of earth. The approved Vesting Tentative Tract Map and related project plans are provided in Exhibit B and D to the staff report, respectively.

The Advisory Agency’s Determination is provided in Exhibit C herein, and the appeal period ended on August 9, 2021. The environmental clearance under Case No. ENV-2019-4140-CE is provided in Exhibit F herein.

### **BACKGROUND**

#### **Subject Property**

The subject site is a level, regular shaped site parcel, consisting of 8,295.2 gross square feet of lot area, located along the east side of Avenel Street with a frontage of approximately 50 feet, as shown in Exhibit G. The site also has access to an alley along the southern side of the parcel which contributes approximately 1,750 square feet of area for density calculations. The RD1.5-1XL-zoned lot and half of the alley area would permit a maximum of six (6) lots or Small Lots with a maximum of six (6) dwelling units. The project proposes a maximum of five (5) Small Lot dwelling units on-site and intends to construct one (1) Accessory Dwelling Unit (ADU) on Lot 1 to total six (6) dwelling units at the Subject Site.

The subject site is currently developed with one (1) single-family dwelling and one (1) duplex. There are no protected trees and eight (8) non-protected trees on-site, as identified in the Tree Report prepared by Paul Lewis, Landscape Architect #3620 dated February 18, 2019. The proposed project would demolish the existing structures and remove seven (7) existing non-protected trees on-site for a five (5)-lot subdivision in accordance with the Small Lot Subdivision



Ordinance (Ordinance No. 185,462) and LAMC Section 12.22 C.27. The resulting small lot homes would be three (3) stories and have a building height of up to 30 feet. On February 25, 2021, the Director of Planning approved plans, stamped Exhibit A, for the construction of five (5) Small Lot homes incidental to the proposed small lot subdivision, under Incidental Case No. ADM-2019-4141-SLD provided in Exhibit D and E herein.

#### Zoning and Land Use Designation

The site is located within the Hollywood Community Plan area, with a land use designation of Low Medium II Residential and is zoned RD1.5-1XL. The site has access to an alley along the southern side of the parcel which contributes approximately 1,750 square feet of area for density calculations. The RD1.5-1XL lot and half of the alley area would permit a maximum of six (6) lots or Small Lots with a maximum of six (6) dwelling units.

#### Surrounding Uses

The surrounding area is generally characterized by low to medium density residential and commercial uses. Properties to the west, north and east are zone RD1.5-1XL and developed with single family and apartment structures. The property to the south, across from the alley, is zoned C4-1D and developed with residential uses.

#### Public Hearing

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the public hearing was conducted remotely on June 22, 2021, at approximately 11:00 a.m. The hearing was conducted by the Deputy Advisory Agency, Deborah Kahen, who took testimony for Case No. VTT-82658-SL and ENV-2019-4140-CE. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The CEQA clearance was among the matters to be considered at the hearing. The public hearing was attended by the applicant, applicant's representative, architect, and members from the community who spoke in opposition at the hearing. There was no representative from the Council District 4 or the Neighborhood Council present at the hearing.



## APPEAL ANALYSIS

One (1) appeal was filed in a timely manner within the appeal period ending on August 09, 2021, by an aggrieved party, David Wheatley (The Appellant). The Appellant filed the appeal on August 06, 2021, for the entire decision including the procedural due process, the Project's proposed density, the Advisory Agency's review, and the findings for CEQA.

The following is a summary of the appeal points (provided in Exhibit A) and staff's response. Appeal points are organized by appeal point topic (1, 2, 3, etc.). Similar appeal points are grouped for staff response.

### APPEAL POINT 1: PROCEDURAL DUE PROCESS

**A1-1:** *The Department of City Planning erred in complying with public hearing noticing requirements.*

Staff Response: The case under Vesting Tentative Tract Map No. VTT-82658 was properly noticed in accordance with code requirements, which requires a 15-day noticing of a public hearing to occupants and owners within a 500-foot radius of the subject site when there is a Qualified Tenant living in the existing on-site dwelling units. The public hearing was conducted on June 22, 2021, and the hearing notices were issued on June 4, 2021 to the required mailing list, as provided on the certified mailing affidavit in the case file. The hearing notice was posted on-site on June 9, 2021, as provided on the posting affidavit in the case file. The Letter of Determination was mailed in accordance with code requirements to the owner, applicant, representative, persons who signed in at the hearing, persons who requested notice in writing, the Council District Office, and the Neighborhood Council.

On February 25, 2021, the Director of Planning determined that the project is compliant with the Small Lot Design Standards, however this review is administrative and ministerial, and does not have noticing requirements. The applicant filed for Incidental Case No. ADM-2019-4141-SLD for the ministerial administrative review of the project plans for conformance with the Small Lot Design Standards, as required by the Small Lot Subdivision Ordinance (Ordinance No. 185,462) and LAMC Section 12.22 C.27(a)(2). The review is an administrative and ministerial review process, as noted by the "ADM" case prefix. There is no noticing requirement of the administrative review process in the code.

Therefore, the Advisory Agency did not err in complying with the public hearing noticing requirements.

**A1-2:** *The appellant was not provided access to the administrative record.*

Staff Response: On July 28, 2021, the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82658-SL for the subdivision of an 8,295.2-gross square-foot site into five (5) Small Lots in accordance with provisions of Sections 17.06, 17.15, and 12.22 C,27 of the Los Angeles Municipal Code (LAMC). Pursuant to LAMC 17.06, the Letter of Determination was appealable for a period of 10-days or until August 09, 2021.

On August 4, 2021, the Appellant requested the entire administrative record. As the entire administrative record is only available in hard copy format, Planning Staff immediately sent the administrative record to City Planning's Records Management Office for the Appellant's in-person review. On August 5, 2021, the Records Management Office received the case file and offered the Appellant an in-person appointment for August 6, 2021, prior to the end of the appeal period.



Furthermore, on August 5, 2021, the Appellant was provided a digital copy of the Letter of Determination and the approved Vesting Tentative Tract Map No. 82658-SL. The Letter of Determination contains the proposed project description, Advisory Agency recommendations, and the findings for approval in accordance with the State Subdivision Map Act and California Environmental Quality Act (CEQA).

Subsequent to the filing of the appeal, the Appellant received access to the contents of the administrative record on August 13, 2021, as confirmed by the Records Management Office. As of the writing of this report, the Appellant did not submit any supplemental information regarding this appeal. Therefore, the Advisory Agency provided access to the administrative record to the Appellant.

## **APPEAL POINT 2: DENSITY**

**A2-1:** *The Los Angeles Municipal Code (LAMC) may not permit the approved density.*

Staff Response: The Advisory Agency Determination approved the small lot subdivision for a maximum of five (5) small lots, which is consistent with the allowable density under the RD1.5-1XL Zone. The site is zoned RD1.5-1XL, which permits a residential density at a rate of one dwelling unit per 1,500 square feet of lot area. The site consists of one (1) parcel total 8,295.2 square-feet and abuts an alley along the southern side of the parcel which contributes approximately 1,750 square feet of area for density calculations. The RD1.5-1XL lot and half of the alley area would permit a maximum of six (6) units or Small Lots with a maximum of six (6) dwelling units. Therefore, the maximum allowable density on the subject site is six (6) dwelling units. As shown on Vesting Tentative Tract Map (Exhibit B), the Project proposes to subdivide the project site into five (5) small lots, each with a small lot home, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone. Therefore, the Advisory Agency did not err or abuse in her discretion in approving five (5) small lots for the construction of five (5) small lot dwellings. The Appellant references standard language included in all letters of decision for Subdivision cases, which is intended to alert Applicants to the fact that density is confirmed through the plan check process. The Subdivision does not on its own grant rights to density that deviates from the Zoning Code.

## **APPEAL POINT 3: SUBDIVISION COMMITTEE REVIEW**

**A3-1:** *The proposed project does not comply with the tenant relocation requirements for the existing tenants on-site.*

Staff Response: The subject site is currently developed with one (1) single-family and one (1) duplex, totaling three (3) dwelling units. The subdivider submitted a list of tenants dated July 15, 2019, to the case file in accordance with Tentative Tract Map filing requirements. The list identifies one (1) tenant who meets the definition of a Qualified Tenant as defined by LAMC Section 47.06. The Zoning Information Mapping Access System ("ZIMAS") Parcel Profile Report shows that the site is subject to the Rent Stabilization Ordinance ("RSO"). The removal of RSO units is subject to standard tenant relocation requirements with the Housing and Community Investment Department ("HCIDLA"). The implementation and enforcement of the RSO and Ellis Act are under the authority of the Housing and Community Investment Department ("HCIDLA") pursuant to LAMC Sections 151.22-151.28. The Advisory Agency's Determination included Condition Nos. 22 and 23 to ensure the project will comply with all tenant relocation requirements of the RSO and Ellis Act with HCIDLA.

The State Subdivision Map Act and Small Lot Ordinance do not require the proposed project to provide affordable units. The project is subject to tenant relocation requirements as conditioned.



Therefore, the Advisory Agency did not err or abuse in her discretion in approving the Vesting Tentative Tract Map.

**A3-2:** *The Advisory Agency did not consider recommendations from the entire Subdivision Committee. The Department of Transportation did not submit recommendations and a representative was not present at the public hearing. The Grading Division did not complete an assessment of the project based on a geological investigation. The LAUSD letter was not read during the public hearing.*

Staff Response: In accordance with LAMC Sections 17.03 and 17.04, the tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. Comments were received from the Bureau of Engineering, Department of Building and Safety - Grading Division, Department of Building and Safety - Zoning Division, Fire Department, Los Angeles Unified School District, Bureau of Street Lighting, Bureau of Sanitation, Department of Recreation and Parks, and Bureau of Street Services – Urban Forestry. Their comments are incorporated as Conditions of Approval in the Advisory Agency's Determination (Exhibit C).

The Department of Transportation and the Department of Water and Power did not submit comments to the Advisory Agency, however, Condition Nos. 10 and 13 were incorporated in the Letter of Determination to capture the agencies' review prior to the issuance of building permits and/or recordation of the final tract map. Based on the above, the Advisory Agency did not err or abuse in her discretion in approving the Vesting Tentative Tract Map.

#### **APPEAL POINT 4: ENVIRONMENTAL REVIEW**

**A4-1:** *The project did not provide an adequate tree plan for environmental review.*

Staff Response: As provided in the Advisory Agency Determination, the project is subject and conditioned to provide a tree report, replace on-site and street tree removals, and provide a landscape plan. This is a standard condition.

LAMC Section 17.06.C requires a tree report to be prepared by an expert and submitted to the case file for a Tentative Tract Map to identify any protected trees. The Applicant fulfilled this obligation by submitting a tree report prepared by Paul Lewis, Landscape Architect #3620 dated February 18, 2019, which included a survey and identification of existing trees on the subject site and along the public right-of-way (Exhibit F). The tree report confirmed there are no protected trees on the subject site and eight (8) non-protected trees. The project proposes to remove seven (7) existing non-protected trees on-site for the construction of five (5) small lot structures as approved by the Advisory Agency.

The removal of non-protected on-site is not prohibited by the LAMC. However, the removal of parkway trees is subject to the review and approval of the Board of Public Works and shall be replanted at a 2:1 ratio as required by the Urban Forestry Division and identified in Condition No. 18 of the Advisory Agency Determination. Similarly, Condition No. SL-2 also requires a landscape plan be submitted to identify tree replacement on a 1:1 ratio by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. The applicant has submitted plans to the case file demonstrating that all setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, and utilities, will be landscaped in compliance with the Small Lot Design Standards (Exhibit D). The applicant shall also prepare and record a Community Maintenance Agreement that is composed of all property owners, as required by Condition No. 20, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, and walkways, to ensure that the site and landscaping is properly maintained.



Lastly, the Appellant did not submit substantial evidence into the record to demonstrate that the project will result in significant impacts. Based on the above, the Advisory Agency did not err or abuse in her discretion in approving the Vesting Tentative Tract Map.

**A4-2:** *The project will result in cumulative impact due to pedestrian and vehicular traffic along with noise.*

Staff Response: The Advisory Agency determined that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-4140-CE (Exhibit F), the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

According to the Vehicle Miles Traveled (VMT) calculator, the proposed project will create a net increase of 30 daily trips which is below the 250-trip threshold which would otherwise require a VMT analysis. The Appellant did not submit substantial evidence into the record to demonstrate that the project will result in cumulative impacts. The City's determination that a project falls within a categorical exemption includes an implied finding that none of the exceptions identified in the CEQA Guidelines apply. Instead, the burden of proof shifts to the challenging party to produce evidence showing that one of the exceptions applies to take the project out of the exempt category. (*San Francisco Beautiful v. City and County of San Francisco* (2014) 226 Cal.App.4th 1012, 1022-23.) Upon careful consideration of the Appellant's points, the Appellant has not met its burden, as there is no evidence in the record to conclude that the project meets any of the exceptions contained in Section 15300.2 of the CEQA Guidelines. Therefore, the Advisory Agency did not err or abuse in her discretion in approving the Vesting Tentative Tract Map.

## **CONCLUSION**

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in approving Vesting Tentative Tract No. VTT-82658-SL. Upon in-depth review and analysis of the issues raised by the Appellant for the proposed subdivision at 2820 and 2820 ½ North Avenel Street, no errors or abuse of discretion by the Advisory Agency were found in regards to the appeal points raised. For the reasons stated herein, and as provided in the Findings in the Advisory Agency's Determination, the proposed project complies with the applicable provisions of the State Subdivision Map Act. The appeals of the Advisory Agency's Determination cannot be substantiated and therefore should be denied. Staff recommends that the Area Planning Commission deny the appeal; sustain the Advisory Agency's Determination; and determine that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.



VTT-82658-SL-1A  
2820 North Avenel Street (2820 and 2820 ½ North Avenel Street)

EXHIBITS

**A – APPEAL APPLICATION**





## APPLICATIONS:

### APPEAL APPLICATION

#### Instructions and Checklist

**Related Code Section:** Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

**Purpose:** This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

#### A. APPELLATE BODY/CASE INFORMATION

##### 1. APPELLATE BODY

- ☒ Area Planning Commission    ☒ City Planning Commission    ☐ City Council    ☐ Director of Planning  
☒ Zoning Administrator

Regarding Case Number: VTT-82658-SL

Project Address: 2820 North Avenel Street Los Angeles CA 90039

Final Date to Appeal: 08/06/2021 08/09/21 DW

##### 2. APPELLANT

**Appellant Identity:**  
(check all that apply)

- ☐ Representative    ☐ Property Owner  
☐ Applicant    ☐ Operator of the Use/Site

☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Person affected by the determination made by the **Department of Building and Safety**

- ☐ Representative    ☐ Owner    ☐ Aggrieved Party  
☐ Applicant    ☐ Operator

##### 3. APPELLANT INFORMATION

Appellant's Name: David Wheatley

Company/Organization: \_\_\_\_\_

Mailing Address: 2988 Avenel Terrace

City: Los Angeles State: CA Zip: 90039

Telephone: (323) 821-0203 E-mail: freshwater@prodigy.net

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self    ☐ Other: \_\_\_\_\_

b. Is the appeal being filed to support the original applicant's position?    ☐ Yes    ☒ No



#### 4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### 5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

b. Are specific conditions of approval being appealed? ☒ Yes ☐ No

If Yes, list the condition number(s) here: All

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- ☒ The reason for the appeal ☒ How you are aggrieved by the decision  
☒ Specifically the points at issue ☒ Why you believe the decision-maker erred or abused their discretion

#### 6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: David Whitley Date: 08/06/21

#### GENERAL APPEAL FILING REQUIREMENTS

#### B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

##### 1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates)  
Each case being appealed is required to provide three (3) sets of the listed documents.

- ☐ Appeal Application (form CP-7769)  
☐ Justification/Reason for Appeal  
☐ Copies of Original Determination Letter

##### b. Electronic Copy

- ☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

##### c. Appeal Fee

- ☐ Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.  
☐ Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

##### d. Notice Requirement

- ☐ Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC  
☐ Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.



**SPECIFIC CASE TYPES - APPEAL FILING INFORMATION**

**C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)**

**1. Density Bonus/TOC**

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

**NOTE:**

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
- ☐ Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

**D. WAIVER OF DEDICATION AND OR IMPROVEMENT**

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

**NOTE:**

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

**E. TENTATIVE TRACT/VESTING**

**1. Tentative Tract/Vesting** - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- ☐ Provide a copy of the written determination letter from Commission.

**F. BUILDING AND SAFETY DETERMINATION**

- ☐ **1. Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.**

**a. Appeal Fee**

- ☐ Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

**b. Notice Requirement**

- ☐ Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- ☐ **2. Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.**

**a. Appeal Fee**

- ☐ Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

**b. Notice Requirement**

- ☐ Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- ☐ Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.



## G. NUISANCE ABATEMENT

### 1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

#### a. Appeal Fee

- ☐ Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

### 2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

#### a. Appeal Fee

- ☐ Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.
- ☐ Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

## NOTES

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

**Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



To Whom It May Concern:

August 5, 2021

Reasons for Appeal of VTT-82658-SL

This Justification pertains primarily to the letter from the Deputy Advisory Agency dated July 28 2021 (NOD). Additional Justifications to follow upon availability by City Planning for inspection of the administrative record by Appellant.

The Los Angeles Municipal Code may not permit this maximum approved density. This needs to be determined before the project can be better evaluated.

Neither the Applicant nor the Sub-divider has presented all of the materials supporting clearances at or since the time of the hearing on June 22 2021 or the date of the notice of determination which is July 28 2021.

The records management department has not provided access to the administrative record to the Appellant except for one not viable time slot over two business days. The department was advised of the immediacy of the ending date of the appeal period.

The City Planning Department has not provided access to the administrative record digitally to the Appellant or to the Public.

The Report from the Bureau of Engineering has not been made available digitally to the Appellant or to the Public.

The Department of Building and Safety Grading Division assessment has not been provided to the Appellant. This Departmental assessment has not been completed and this NOD is therefore also not based on a geological investigation which has also not been provided at the Hearing nor at the present time.

Other reports or exemptions therefrom from City Departments have not been made readily accessible.

No proof has been provided that any and all tenants have left voluntarily by law.

Building and Safety Zoning Division

The project is in the RD Zone of the Hillside Area and may need to comply with the Hillside Ordinance. The materials provided at the hearing and by the time of the issuance of the NOD on July 28 are insufficient for the Public to examine and possibly challenge them.

There is no distinguishable driveway on the illegible project map.

Portions of the map as sent by City Planning by email attachment are illegible. A clearer scan or version needs to be provided.



DEPARTMENT OF TRANSPORTATION

No recommendations from this department have been received or were considered during the writing of this NOD. No representative from this department showed up at the hearing and therefore no report was heard including the possibility that no report was and is necessary. The Appellant and the Public have not had the opportunity to examine such a report or exemption from a report and to possibly challenge it.

Inadequate posting on the premises. As of August 5 2021 and before there is no notice of any kind of these proceedings or this process taking place. Therefore a new hearing needs to be held.

Page 4 11d typo

The width of the alley La Paz Drive according to the illegible map is insufficient to allow fire department vehicles to have access. The project may need to be redesigned to allow such access.

The tree section needs to be reevaluated.

Parking needs to be reevaluated due to spaces lost from new red curbs.

No grading map was sent by City Planning to Appellant.

Fire lane

Cut corners not cut corner at La Paz and Avenel Street

Appellant was denied access to the administrative record over a two day period except for one time slot which was not viable to appellant. Requests for other times were denied.

Need to verify hydrants.

Height more than 28 fee. No height plan provided.

Condos?

The project has not specified how it will comply with the requirements of the High Fire Severity Zone where the project is located.

LAUSD letter not provided by City Planning nor fully addressed in this NOD.

No detailed plan for trees.

No demolition date or securing the project requirements.

The problem of the parking of construction vehicles was discussed, and no determination has been made.

There is no plan for parking of neighborhood vehicles during construction.

The proposed three-story buildings do not match the character of the immediate and broader neighborhood.



Page 3 VTT-82658-SL

Cumulative impacts of traffic and noise.

No plan for pedestrian and vehicular traffic especially elementary school students and their caregivers.

Elder care facility close by. No plan.

Map dated July 27 is illegible on the Appellant's computer screen.

The letter from LAUSD as referred to needs to be read and discussed by the Public. LAUSD did not speak at the hearing.

This project does not show sufficient regard for the surrounding district. The surrounding district includes Ivanhoe Elementary School which is directly across this very busy street. The Street is two lanes plus 2 bike paths. Each direction of flow has one lane and one bike path. There is no crosswalk. This project adds to congestion and creates safety concerns due to likely increased pedestrian and vehicular traffic.

The district also includes Camelot Kids on Rowena. Camelot Kids is an after school program for elementary school children.

There is a church nearby. This is a sensitive use district. No mention of the church.

Other concerns and documents to follow.

Thank you for your consideration.

Please feel free to contact me with any questions.

Sincerely,

David Wheatley

323-821-0203



VTT-82658-SL-1A

2820 North Avenel Street (2820 and 2820 ½ North Avenel Street)

EXHIBITS

**B – VESTING TENTATIVE TRACT MAP (VTT-82658-SL)**



VTT-82658

JUL 27 2021

# VESTING TENTATIVE TRACT MAP NO. 82658

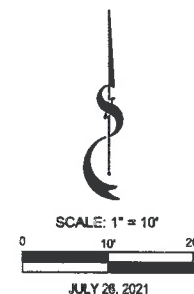
FOR SMALL LOT SUBDIVISION PURPOSES  
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

The map illustrates a residential tract divided into five lots, each with specific dimensions and areas. Lot 1 (2,325 S.F.) and Lot 2 (1,335 S.F.) are on the left, while Lot 3 (1,335 S.F.), Lot 4 (1,335 S.F.), and Lot 5 (1,754 S.F.) are on the right. The map shows existing structures, fences, and easements, along with proposed changes for a small lot subdivision. Key streets include Waverly Dr. to the north, Avenel Street to the west, and La Paz Dr. (Alley) to the south. The map also includes various annotations such as '1 STORY STRUCTURE TO BE REMOVED' and '2 STORY STRUCTURE TO BE REMOVED'.

Lot	Area (S.F.)	Dimensions	Notes
LOT 1	2,325	463.50' FF, 41.22', 49.88', 15' F.Y.	1 STORY STRUCTURE TO BE REMOVED
LOT 2	1,335	464.16' FF, 47.28', 28.25', 32.25'	1 STORY STRUCTURE TO BE REMOVED
LOT 3	1,335	464.28' FF, 47.27', 28.25', 32.25'	1 STORY STRUCTURE TO BE REMOVED
LOT 4	1,335	465.00' FF, 47.28', 28.25', 32.25'	1 STORY STRUCTURE TO BE REMOVED
LOT 5	1,754	465.25' FF, 45.06', 49.90', 32.25', 28.14'	2 STORY STRUCTURE TO BE REMOVED

SETBACK MATRIX				
LOT	FRONT	REAR	SIDE 1	SIDE 2
1	15'-0" (WEST)	3'-0" (EAST)	3'-0" (NORTH)	3'-0" (SOUTH)
2	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0" (EAST)	3'-0" (WEST)
3	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0" (EAST)	0'-0" (WEST)
4	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0" (EAST)	3'-0" (WEST)
5	5'-0" (SOUTH)	10'-0" (EAST)	5'-0" (NORTH)	0'-0" (WEST)

EXISTING TREES			
NO	SPECIES	SIZE	STATUS
1	CERATOPHILA BILLOUA	0-5"	TO REMAIN
2	CERATOPHILA BILLOUA	2-4"	
3	ULMUS PARVIFOLIA	1-5"	
4	ULMUS PARVIFOLIA	1-5"	TO BE REMOVED
5	CASUARINA COURSETTIFOLIA	2-2"	
6	SCHINUS MOLLE	2-8"	
7	MELALEUCA QUINQUEVENERVIA	1-4"	TO REMAIN
8	CUPRESSUS SEMIPERVENSIS	0-5"	TO BE REMOVED
9	CUPRESSUS SEMIPERVENSIS	0-4"	
10	CUPRESSUS SEMIPERVENSIS	0-5"	



1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE, PURSUANT TO ORDINANCE NO. 185,482.
2. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
3. THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE.
4. PROPERTY IS IN HILLSIDE AREA ZONE AND VERY HIGH FIRE HAZARD SEVERITY ZONE.
5. THERE ARE NO OAK, WESTERN SYCAMORE , CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
6. SITE DRAINAGE WILL BE CONVEYED TO AVENEL STREET OR LA PAZ ALLEY.
7. SEWER DISPOSAL BY UNDERGROUND CITY SEWER SYSTEM.
8. EXISTING NUMBER OF DWELLING UNITS TO BE REMOVED: 2
9. NUMBER OF TREES TO BE REMOVED: 7
10. ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.

**EASEMENT NOTE:**  
THE LOCATION OF AN EASEMENT FOR FENCE, GATE, WATER PIPES, AND INCIDENTAL PURPOSES RECORDED IN BOOK 132 PAGE 392, AND BOOK 161 PAGE 539, AND BOOK 169 PAGE 430, AND BOOK 182 PAGE 361 OF DEEDS; AND AN EASEMENT FOR UNDERGROUND TUNNEL AND INCIDENTAL PURPOSES RECORDED IN BOOK 1255 PAGE 41 OF DEEDS, CANNOT BE DETERMINED FROM PUBLIC RECORDS.

EXISTING AND PROPOSED ZONING: RD1.5-1XL  
EXISTING AND PROPOSED LAND USE: LOW MEDIUM D RESIDENTIAL

SITE GROSS AREA = 12,007 S.F. (0.28 AC.)  
SITE NET AREA = 8,274 S.F. (0.19 AC.)

PROPOSED NUMBER OF LOTS: 5  
NUMBER OF RESIDENCE PARKING PROVIDED: 10  
MAXIMUM BUILDING HEIGHT: 30 FT.  
APN: 5434-028-028

LA PALOMA HOMES, INC.  
P.O. BOX 10179  
PALM DESERT, CA 92255  
TEL. (323) 513-5044

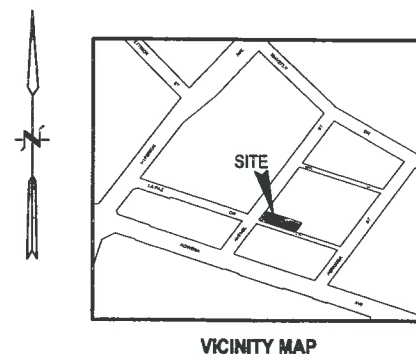
**CIVIL ENGINEER**  
MO SAHEBI, PE 33508  
PLANEX ASSOCIATES INC.  
1330 OLYMPIC BLVD.,  
SANTA MONICA, CA 90404  
TEL: (310) 664-9311

VESTING TENTATIVE TRACT MAP NO. 82658  
2820 N. AVENEL STREET., LOS ANGELES, CA 90039

[illegible]

**PLANEX**  
Associates  
1330 OLYMPIC BLVD.  
SANTA MONICA, CA 90404  
TEL. (310) 664-8311  
FAX (310) 450-4742

SHEET 1 OF 1  
PFN: 1808-478





VTT-82658-SL-1A  
2820 North Avenel Street (2820 and 2820 ½ North Avenel Street)

EXHIBITS

**C – ADVISORY AGENCY'S LETTER OF DETERMINATION (VTT-82658-SL)**



DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN LEUNG  
KAREN MACK

DANA M. PERLMAN  
YVETTE LOPEZ-LEDESMA  
JENNA HORNSTOCK  
RENEE DAKE WILSON  
VACANT

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

Decision Date: July 28, 2021

Appeal End Date: August 09, 2021

Dan Arthofer and Erin Arthofer (O)(R)  
LA PALOMA HOMES, Inc.  
56440 Onaga Trail,  
Yucca Valley, CA 92284

Tracy A. Stone (A)  
2041 Blake Avenue  
Los Angeles, CA 90039

Case No.: VTT-82658-SL  
Address: 2820 North Avenel Street  
(2820 and 2820 ½ North Avenel Street)  
Planning Area: Hollywood  
Zone: RD1.5-1XL  
D.M.: 151-5A205  
C.D.: 4 - Raman  
CEQA: ENV-2019-4140-CE  
Legal Description: Lot 18, Arb 2, Block 11,  
IVANHOE Tract

## TENTATIVE TRACT REPORT WITH CONDITIONS

The Advisory Agency determined, based on the whole administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. In accordance with provisions of Section 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82658-SL located at 2820 North Avenel Street for the subdivision of an 8,295.2-gross square-foot site into five (5) Small Lots, pursuant to LAMC 12.22 C.27, as shown on the map stamp-dated July 15, 2019, in the Hollywood Community Plan. This unit density is based on the RD1.5-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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



**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

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

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

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

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

8. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876.*

9. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection



cards to show completion of the demolition work.

- b. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- c. ADU Parking shall not be located within the required front yard. Revise the map to show compliance or obtain approval from the Department of City Planning.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (Section 12.21A.17 LAMC).

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

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

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

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

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

**DEPARTMENT OF TRANSPORTATION**

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



**FIRE DEPARTMENT**

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.*

11. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
  - d. The entrance or exist of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - e. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
  - f. Fire Lane Requirements:
    - (1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
    - (2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
    - (3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
    - (4) Submit plot plans indicating access road and turning area for Fire



Department approval.

- (5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - (6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - (7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - (8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - (9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
  - h. Site plans shall include all overhead utility lines adjacent to the site.
  - i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
  - 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. On small lot subdivisions, any lots used for access purposes shall be record on the final map as a "Fire Lane".
  - l. Private development shall confirm to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
  - m. Standard cut-corners will be used on all turns.
  - n. 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.
  - o. No building or portion of a building shall be constructed more than 150 feet from



the edge of a roadway or an improved street, access road, or designated fire lane.

- p. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
  - (1) Fire lanes, where required, shall be a minimum of 20 feet in width.
  - (2) All structures must be within 300 feet of an approved fire hydrant, and
  - (3) Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- q. Smoke vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- r. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- s. **FPB#105** 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- t. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
  - (1) The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
  - (2) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all



successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

- (3) In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
  - (4) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
  - (5) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- u. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
  - v. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
  - w. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
  - x. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - y. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
  - z. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - aa. The project is located in the Very High Fire Hazard Severity Zone and shall comply with requirements set forth in Section 4908, 2014 City of Los Angeles Fire Code.
  - bb. Mitigation Measures shall be considered. These measures shall include, but not be limited to the following:
    - (1) Boxed-in eaves.



- (2) Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
- (3) Non-wood siding.
- (4) Exposed wooden members shall be two inches nominal thickness.
- (5) Noncombustible finishes.

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

12. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated June 7, 2021, attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Ivanhoe Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950 or (213)580-2900, and the principals or designees of Ivanhoe Elementary School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

**DEPARTMENT OF WATER AND POWER**

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

**BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

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

14. 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**

15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their



structure or potential maintenance problem, as stated in the memo dated October 16, 2019. 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**

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

#### **DEPARTMENT OF RECREATION AND PARKS**

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

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

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

18. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

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

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

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of five (5) small lots.



- b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82658-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of two (2) covered off-street parking spaces per each single-family dwelling. Parking for the Accessory Dwelling Unit shall be consistent with Municipal Code and State regulations.
- d. The plans shall be revised to remove the parking space located within the Avenel Street front yard setback or the applicant shall obtain a Zoning Administrator Adjustment to permit the parking within the front yard setback.
- e. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C.27:

(i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
01	15' (West)	3' (East)	5' (North)	5' (South)
02	5' (South)	5' (North)	0' (East)	3' (West)
03	5' (South)	5' (North)	0' (East)	0' (West)
04	5' (South)	5' (North)	0' (East)	3' (West)
05	5' (South)	10' (East)	5' (North)	0' (West)

- (ii) The Common Access Driveway may have a minimum width of 16 feet clear-to-sky.
- (iii) The Common Access Walkway shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of three (3) feet in width and remain unobstructed and open to sky.
- f. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- g. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-4141-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract No. 82658-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit



revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit.

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

Applicant shall do all of the following:

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



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

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

For purposes of this condition, the following definitions apply:

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

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

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

20. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
21. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

#### **Tenant Relocation Conditions**

22. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los



Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

23. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

#### **DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

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

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

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

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

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.



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



- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - (1) Construct one (1) new streetlight on Avenel Street.

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 S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.



- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - a) Improve Avenel Street adjoining the subdivision by the construction of the following:
    - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
    - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary transitions to join the existing improvement.
  - b) Improve the alley adjoining the subdivision by the construction of a 2-foot wide longitudinal concrete gutter and reconstruction of the existing alley improvements adjoining the tract including any necessary removal and reconstruction of the existing improvements including the reconstruction of the alley intersection with Avenel Street.
  - c) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

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

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as



required by the Subdivision Map Act.

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

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

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-4140-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

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

The project is for the demolition of one (1) single family dwelling and one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of seven (7) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,668 to 1,999 square feet. As the construction of a new five (5) lot Small Lot development and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD1.5-1XL and has a General Plan Land Use Designation for Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.19 acres. Lots adjacent to the subject site are developed with single and multi-family residential and commercial uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are eight (8) non-protected trees and no protected trees on the site, as identified in the Tree Report prepared by Paul Lewis, Landscape Architect #3620 dated February 18, 2019. The project



proposes to remove seven (7) non-protected trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. While the subject site is located within a Very High Fire Severity Zone, Urban Agriculture Incentive Zone and Special Grading Area, RCMs, including Air Quality (RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403, RC-AQ-2, RC-AQ-3, RC-AQ-4, RC-AQ-5, RC-AQ-6); Geology and Soils (RC-GEO-1 (Seismic)); Hydrology and Water Quality (RC-WQ-3: Low Impact Development Plan); Land Use and Planning (RC-LU-1 (Slope Density)); (Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1(Green Building Code)), in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the five (5) lot Small Lot development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

There is not a succession of known projects of the same type and within the same location as the subject project. As mentioned, the project is for the demolition of one (1) single family dwelling and one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of seven (7) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,668 to 1,999 square feet. All adjacent lots are developed with single and multi-family residential uses and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.58:1 on a site that is permitted to have a maximum FAR of 3:1. The project proposes 30-foot height limits which is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential projects in the area. Thus, there are no unusual circumstances which may lead to significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Topanga Canyon State Scenic Highway is about 18 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of



Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The Department of City Planning, Office of Historic Resources confirmed that the existing single-family dwelling and duplex are not considered historic for the purposes of CEQA per an email dated February 25, 2020. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

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

In connection with the approval of Vesting Tentative Tract Map No. VTT-82658-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Hollywood Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD2 and RD1.5 as the corresponding zones. The Project Site is zoned RD1.5-1XL, which is consistent with the land use designation. The RD1.5-1XL zone allows a density of one (1) dwelling unit per 1,500 square feet of lot area. The site also has access to an alley along the southern side of the parcel which contributes approximately 1,750 square feet of area for density calculations. The RD1.5-1XL lot and half of the alley area would permit a maximum of six (6) lots or Small Lots with a maximum of six (6) dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into five (5) small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.06 B, a Vesting Tentative Tract Map must be prepared by



or under the direction of a licensed land surveyor or registered civil engineer. The map was prepared by Mo Sahebi, No. 33508. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1XL, the zone would permit a maximum of five dwellings on the approximately 8,295.2 square-foot site. The site also has access to an alley along the southern side of the parcel which contributes approximately 1,750 square feet of area for density calculations. The RD1.5-1XL lot and half of the alley area would permit a maximum of six (6) lots or Small Lots with a maximum of six (6) dwelling units. As the map is proposed for five (5) small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public rights-of-way for vehicular access.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Avenel Street, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has also recommended the construction of one (1) new streetlight along Avenel Street. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.



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

The project site is on flat, rectangular, 0.19-acre (8,295.2 square-foot) lot zoned RD1.5-1XL located in Hollywood. The site is currently developed with one (1) single-family dwelling and one (1) duplex. The project site located within 0.66 km (0.41 miles) from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is located within a designated hillside area, within the BOE Special Grading Area, and Very High Fire Severity Zone. The site is not located within a flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas as Outside Flood Zone. The site is not subject to the Specific Plan for the Management of Floor Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Sections 5 of Ordinance 172,081).

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

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

The property to the north has a land use designation of Low Medium II and is zoned RD1.5-1XL. The site is developed with one (1) single-family dwelling and one (1) duplex. The properties to the west, north and east are zoned RD1.5-1XL and developed with single family and apartment structures. The property to the south, across from the alley, is zoned C4-1D and developed with residential uses. The project site consists of one parcel of approximately 8,295.2 gross square feet of land. The RD1.5-1XL lot and half of the alley area would permit a maximum of six (6) lots or Small Lots with a maximum of six (6) dwelling units. The Project proposes to construct five (5) small lot homes with a maximum height of 30 feet. As proposed, the density and height are consistent with the zone and land use designation, which would permit a total of six (6) dwelling units. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

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

The project site is currently developed with one (1) single-family dwelling and one (1) duplex. There are eight (8) non-protected trees and no protected trees on the site, as identified in the Tree Report prepared by Paul Lewis, Landscape Architect #3620 dated February 18, 2019. There are two (2) street trees along Avenel Street adjacent to the



project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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

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

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

As required by LAMC Section 12.03, the project site has a minimum of 50 feet of frontage along Avenel Street, which is a public street. The project site consists of a parcel identified as Lot No. 18 of IVANHOE TRACT and is identified by the Assessor Parcel Nos. 5434-028-026. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or



structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82658-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency

*Deborah Kahen*

DEBORAH KAHEN, AICP  
Deputy Advisory Agency

DK:VKJ:DD

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

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

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

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

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



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



VTT-82658-SL-1A  
2820 North Avenel Street (2820 and 2820 ½ North Avenel Street)

EXHIBITS

## **D – PROJECT PLANS**





# AVENEL SMALL LOT SUBDIVISION

2820 AVENEL STREET, LOS ANGELES, CA 90039

## Project Participants

### Owner

La Paloma Homes  
1489 Avon Park Terrace  
Los Angeles, CA 90026  
tel. 323 513 5044  
email: erinarthofer@yahoo.com

### Architect

Tracy A. Stone Architect  
2041 Blake Ave.  
Los Angeles CA 90039  
tel. 323 664 0202  
email: tstone@tracystonearchitect.com

### Civil Engineer

EGL & Associates  
Planex Associates, Inc  
1330 Olympic Blvd.  
Santa Monica, CA 90404  
tel. 310 664 9311  
email: mo@planex.us

### Geotechnical Engineer

A.G.I. Geotechnical, Inc.  
16555 Sherman Way, Suite A  
Van Nuys, CA 91406  
tel. 818 785 5244  
email: juancarlos@agigeo.com

### Landscape Architect

Paul A. Lewis Landscape Architect  
13351-D Riverside Drive #445  
Sherman Oaks CA 91423  
tel. 818 788 9382  
email: pl91423@gmail.com

**EXHIBIT "A"**  
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Case No. ADM-2019-4141-SLD

## Area Table

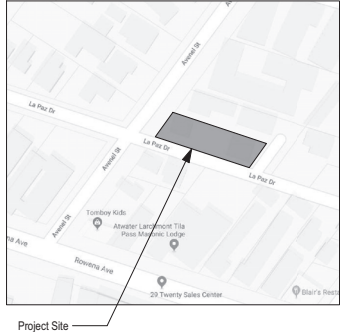
LOT	UNIT	LOT AREA (sf)	BUILDABLE AREA (sf)	FLOOR AREA (sf)	FAR	GARAGE (sf)	DECK (sf)	LOT COVERAGE
1	A	2,325.0	1,243.0	1,999.6	1.61:1	362.2	218.0	0.391
2	B	1,335.0	1,053.0	1,668.1	1.58:1	351.2	87.9	0.498
3	C	1,525.0	1,203.0	1,684.3	1.40:1	342.6	62.7	0.478
4	B	1,336.0	1,054.0	1,668.1	1.58:1	351.2	87.9	0.497
5	C	1,754.0	990.0	1,684.3	1.70:1	342.6	62.7	0.415
Site Total:		8,275.0	5,543.0	8,704.4	1.58			0.456

Building	4,141.4	50.0%
Paving	2,488.6	30.1%
Landscaping	1,645.0	19.9%
TOTAL	8,275.0	100.0%

## Vicinity Map



## Key Plan



## Site Information

2820 AVENEL STREET LOS ANGELES CA 90039

APN: 5434028026  
Tract: IVANHOE  
Block: 11  
Lot: 28  
Arb: 2  
Lot Area: 8,274.41 sf (Lot size)  
+1,750.7 sf (1/2 of alley)  
= 10,025.11 sf

Zone: RD1.5-1XL  
Specific Plan Area: None  
Council District: CD 4  
Neighborhood Council: Silver Lake

Methane Hazard: No  
Liquefaction: No  
High Fire Hazard Area: Yes  
Special Grading: Yes  
Hillside Zoning: Yes

## Project Information

Construction Type: Type VB  
Stories: 3  
[N] Floor Area: See Area Table  
Max Height: 30'

[N] Parking Required: 10 Total (2/ dwelling)  
[N] Parking Provided: 10 Total (2/ dwelling)

Density Allowed: 6 dwelling units  
(10,025.11 sf lot area / 1,500 sf per unit)  
Density Proposed: 5 dwelling units + 1 accessory dwelling unit

## Drawing Index

TM Tract Map Package	
A0.1	Cover Sheet
A1.1	[N] Site Plan
A1.2	[N] Floor Plans
A3.1	Elevations
A4.1	Small Lot Design Standard Details

**TRACY A. STONE ARCHITECT**  
2041 Blake Ave Los Angeles CA 90039  
tel 323 664 0202 fax 323 664 0203  
www.tracystonearchitect.com

## AVENEL SMALL LOT SUBDIVISION

2820 AVENEL STREET  
LOS ANGELES, CA 90039

### KEY MAP

### CLIENT

La Paloma Homes  
1489 Avon Park Terrace  
Los Angeles, CA 90026

### NOT FOR CONSTRUCTION

Tract Map		
ID	DATE	ISSUE
01	Work in Progress	Tract Map

printed  
9/23/2020  
sheet name  
Cover Sheet  
scale  
see drawing  
sheet number  
**A0.1**



AVENEL  
SMALL LOT  
SUBDIVISION  
2820 AVENEL STREET  
LOS ANGELES, CA 90039

KEY MAP

CLIENT  
La Paloma Homes  
1489 Avon Park Terrace  
Los Angeles, CA 90026

NOT FOR CONSTRUCTION

Tract Map		
ID	DATE	ISSUE
01	Work in Progress	Tract Map

printed  
9/23/2020  
sheet name  
[N] Site Plan

scale  
see drawing  
sheet number

A1.1

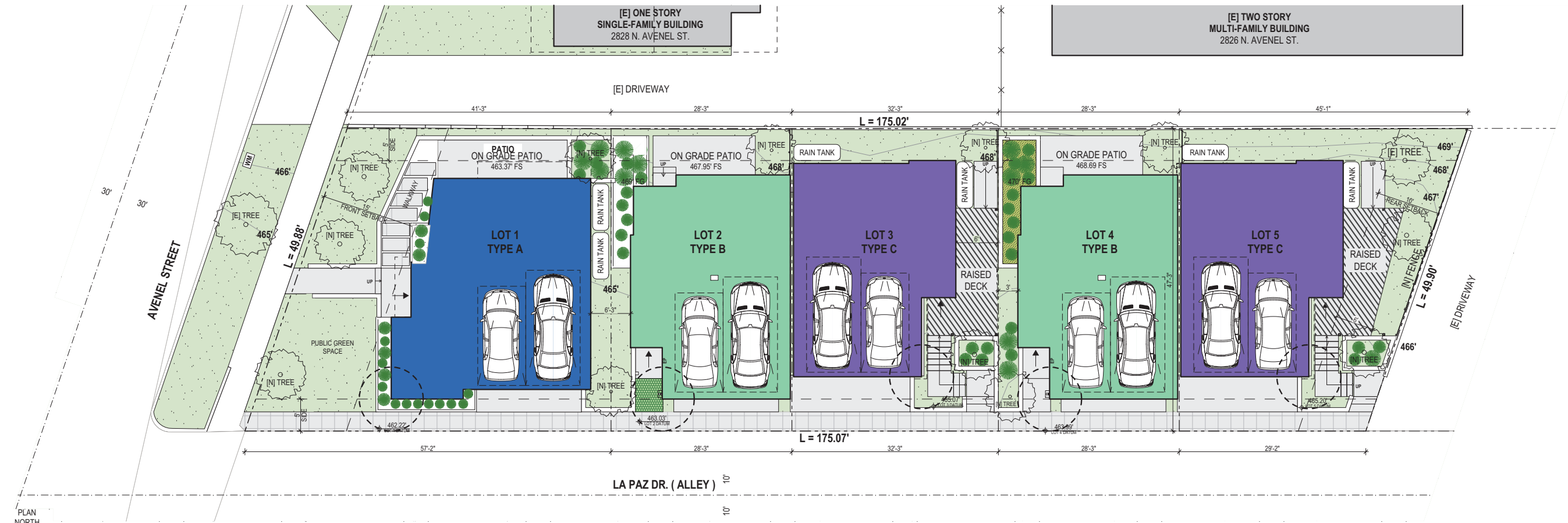
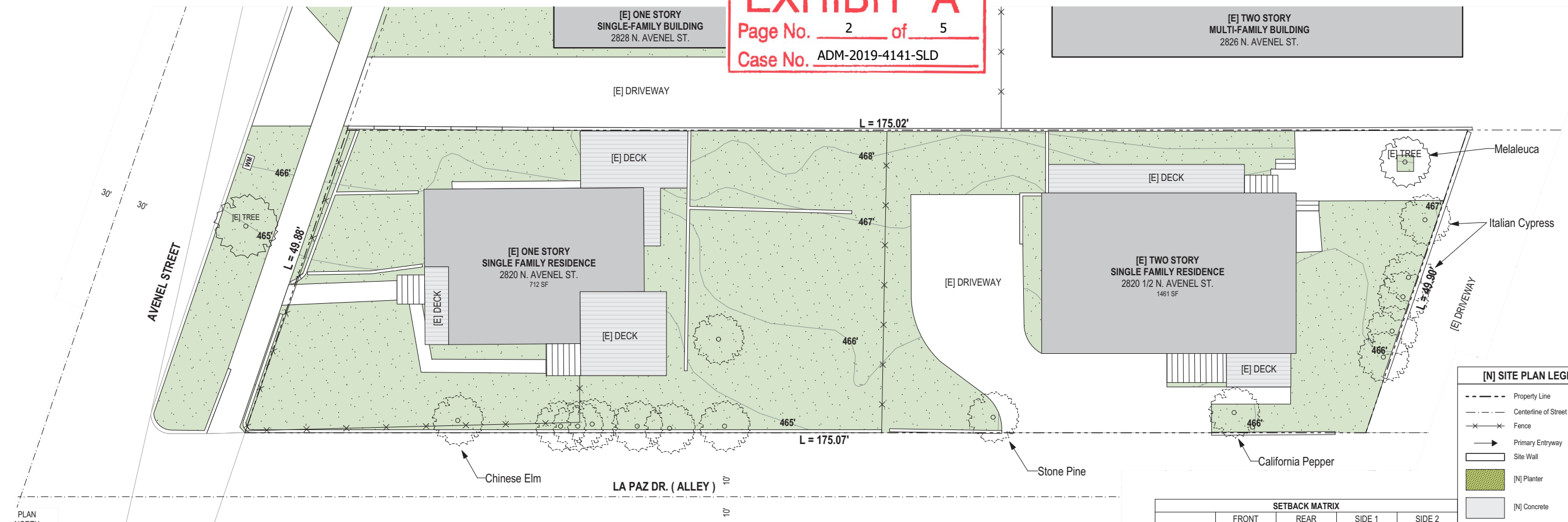


EXHIBIT "A"  
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Case No. ADM-2019-4141-SLD



\*ALL TREES TO BE REMOVED EXCEPT FOR [E] STREET TREE AND [E] MELALEUCA\*

SETBACK MATRIX				
	FRONT	REAR	SIDE 1	SIDE 2
LOT 1	15' (WEST)	3' (EAST)	5' (NORTH)	5' (SOUTH)
LOT 2	5' (SOUTH)	5' (NORTH)	0' (EAST)	3' (WEST)
LOT 3	5' (SOUTH)	5' (NORTH)	0' (EAST)	0' (WEST)
LOT 4	5' (SOUTH)	5' (NORTH)	0' (EAST)	3' (WEST)
LOT 5	5' (SOUTH)	10' (EAST)	5' (NORTH)	0' (WEST)

- [N] SITE PLAN LEGEND
- Property Line
  - Centerline of Street
  - Fence
  - Primary Entryway
  - Site Wall
  - [N] Planter
  - [N] Concrete
  - [N] 3' Pedestrian Walkway
  - [N] Grasspave 2 Permeable Grass Pavers (Carex praegracilis, see L1.0)



AVENEL  
SMALL LOT  
SUBDIVISION

2820 AVENEL STREET  
LOS ANGELES, CA 90039

KEY MAP

CLIENT

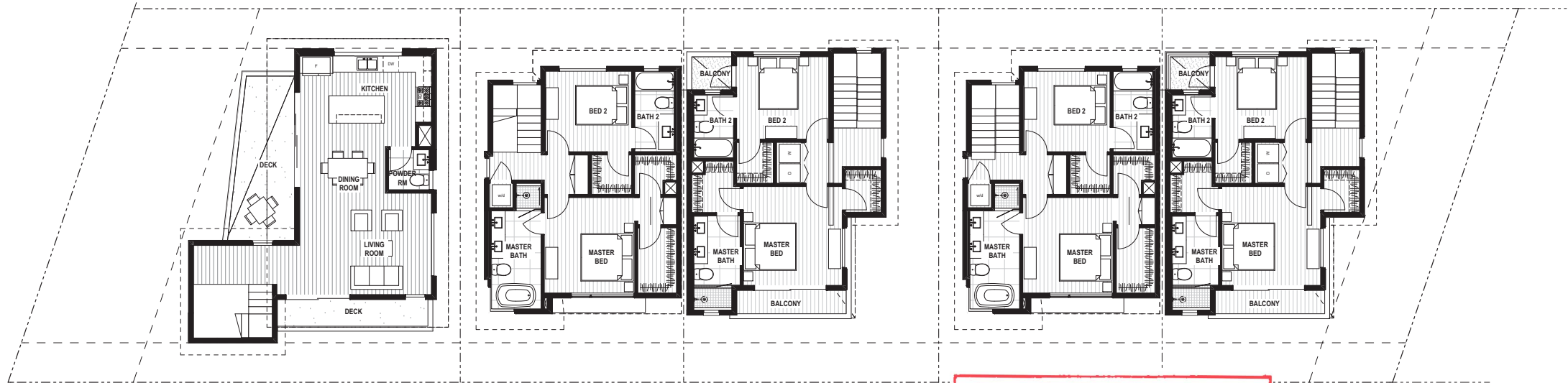
La Paloma Homes  
1489 Avon Park Terrace  
Los Angeles, CA 90026

NOT FOR CONSTRUCTION

Tract Map		
ID	DATE	ISSUE
01	Work in Progress	Tract Map

printed  
9/23/2020  
sheet name  
[N] Floor Plans  
scale  
see drawing  
sheet number

A1.2

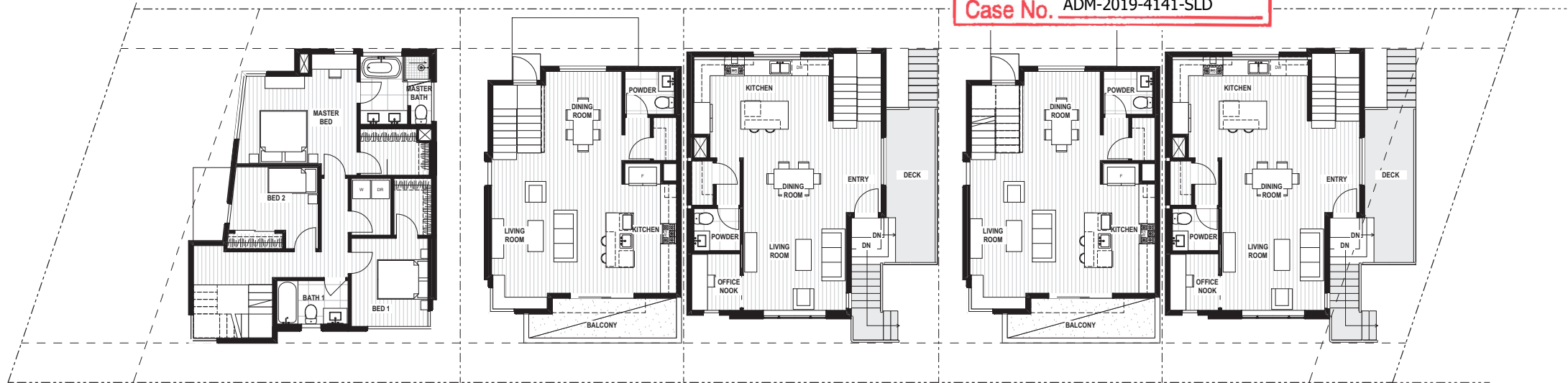


PLAN  
NORTH  
[N] Overall Third Floor Plan  
SCALE: 1/8" = 1'-0"

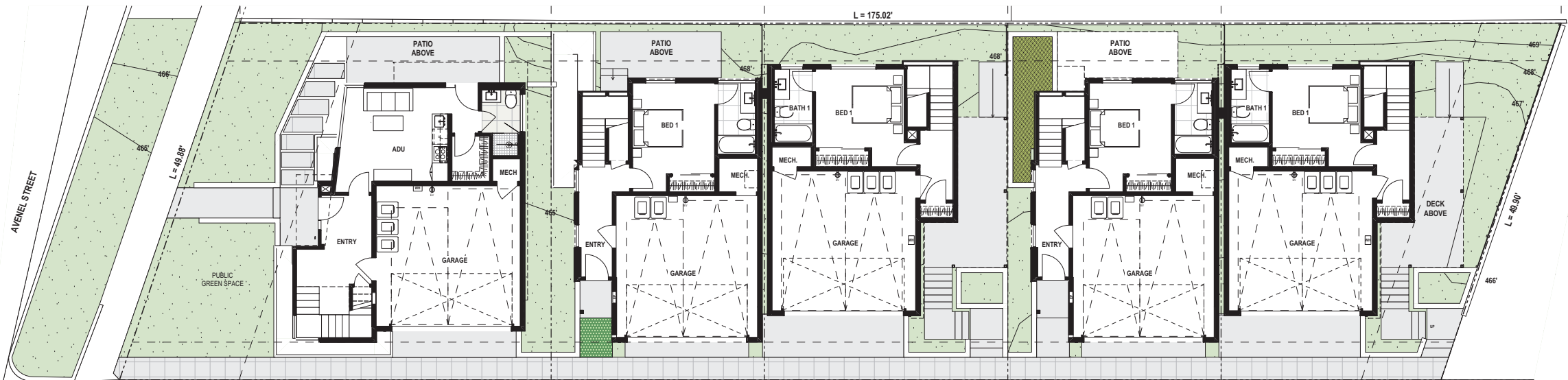
EXHIBIT "A"

Page No. 3 of 5

Case No. ADM-2019-4141-SLD



PLAN  
NORTH  
[N] Overall Second Floor Plan  
SCALE: 1/8" = 1'-0"



PLAN  
NORTH  
[N] Overall First Floor Plan  
SCALE: 1/8" = 1'-0"



AVENEL  
SMALL LOT  
SUBDIVISION

2820 AVENEL STREET  
LOS ANGELES, CA 90039

KEY MAP

CLIENT

La Paloma Homes  
1489 Avon Park Terrace  
Los Angeles, CA 90026

NOT FOR CONSTRUCTION

Tract Map

ID	DATE	ISSUE
01	Work in Progress	Tract Map

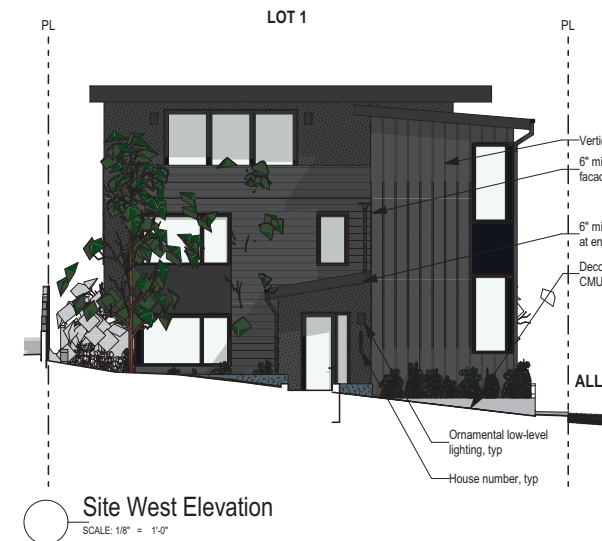
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9/23/2020  
sheet name  
Elevations

scale  
see drawing  
sheet number

A3.1



EXHIBIT "A"  
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Case No. ADM-2019-4141-SLD





## AVENEL SMALL LOT SUBDIVISION

2820 AVENEL STREET  
LOS ANGELES, CA 90039

### KEY MAP

### CLIENT

La Paloma Homes  
1489 Avon Park Terrace  
Los Angeles, CA 90026

### NOT FOR CONSTRUCTION

Tract Map		
ID	DATE	ISSUE
01	Work in Progress	Tract Map

printed  
9/23/2020

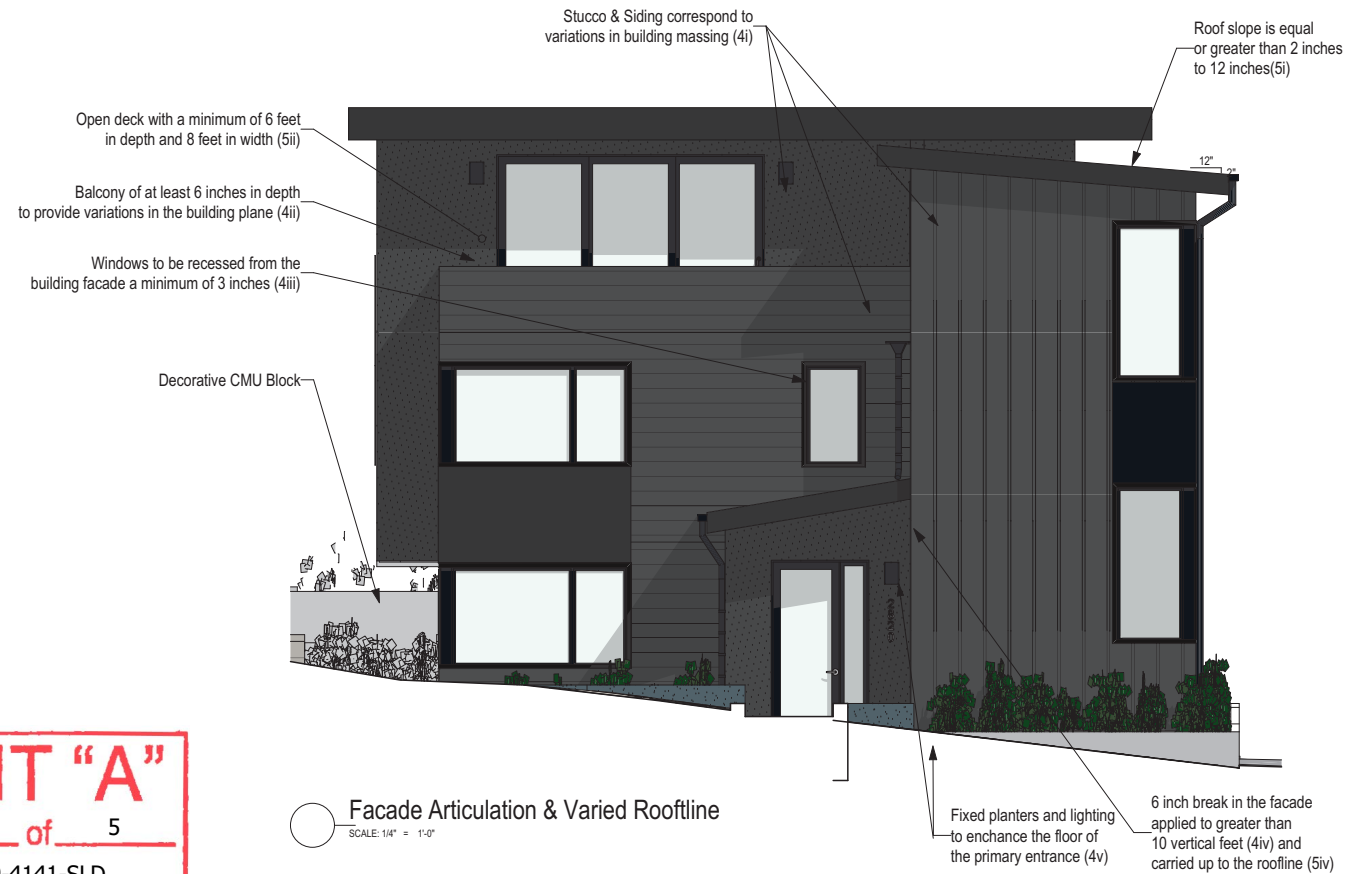
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Small Lot Design  
Standard Details

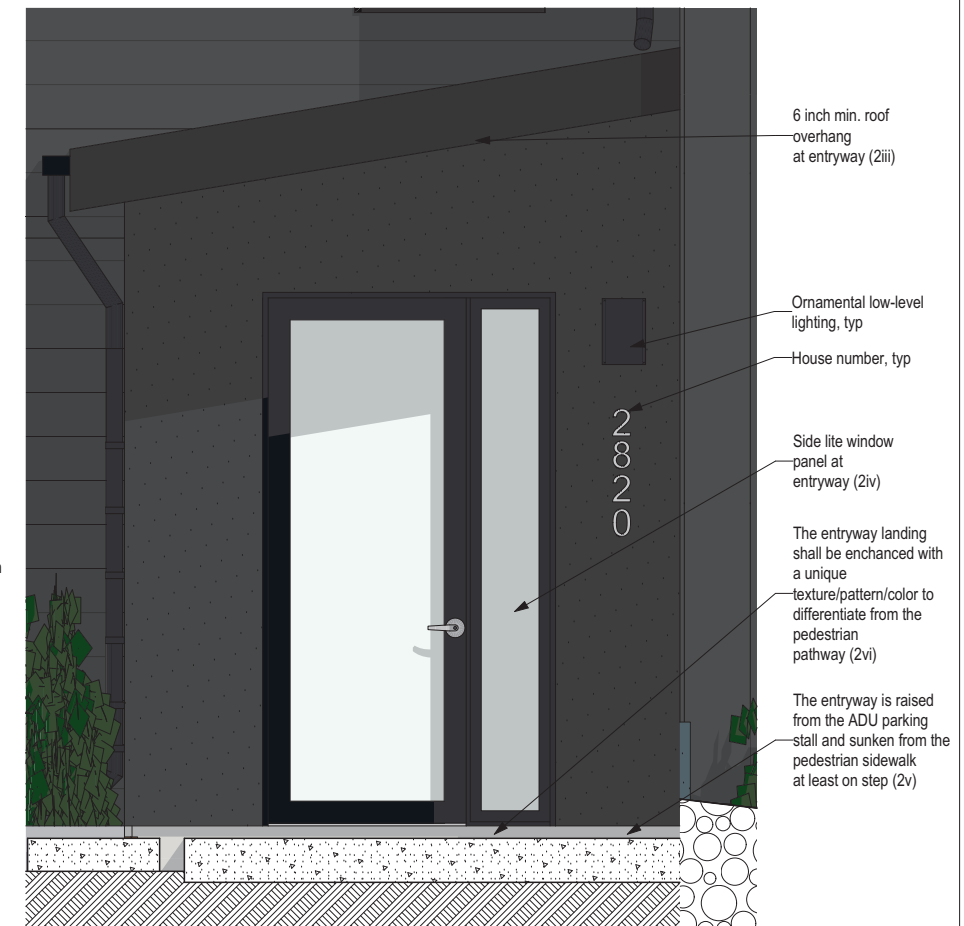
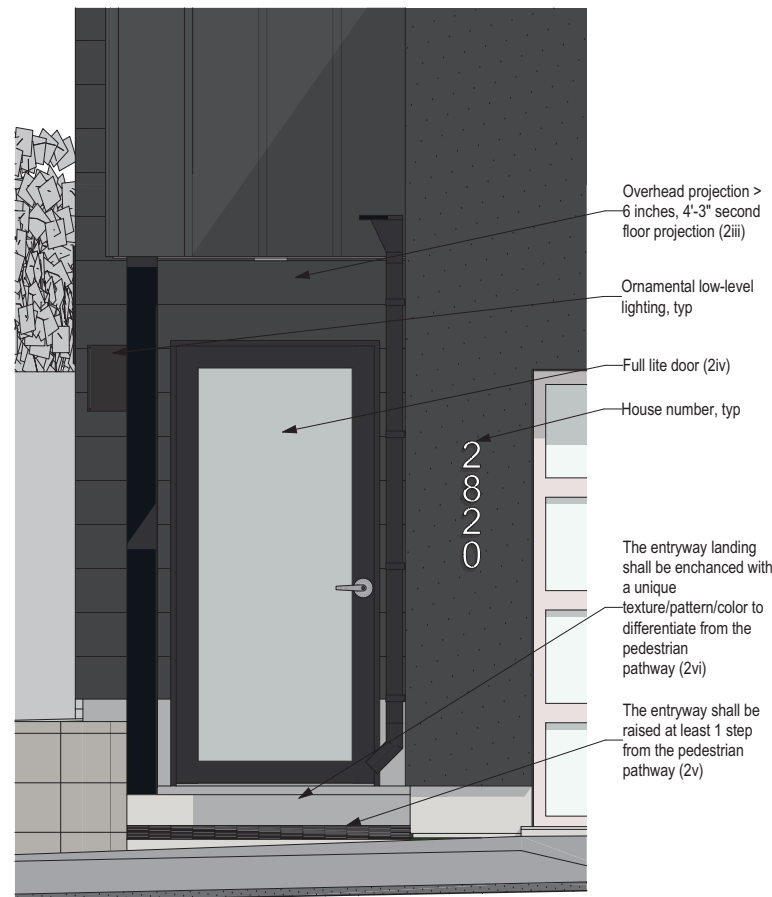
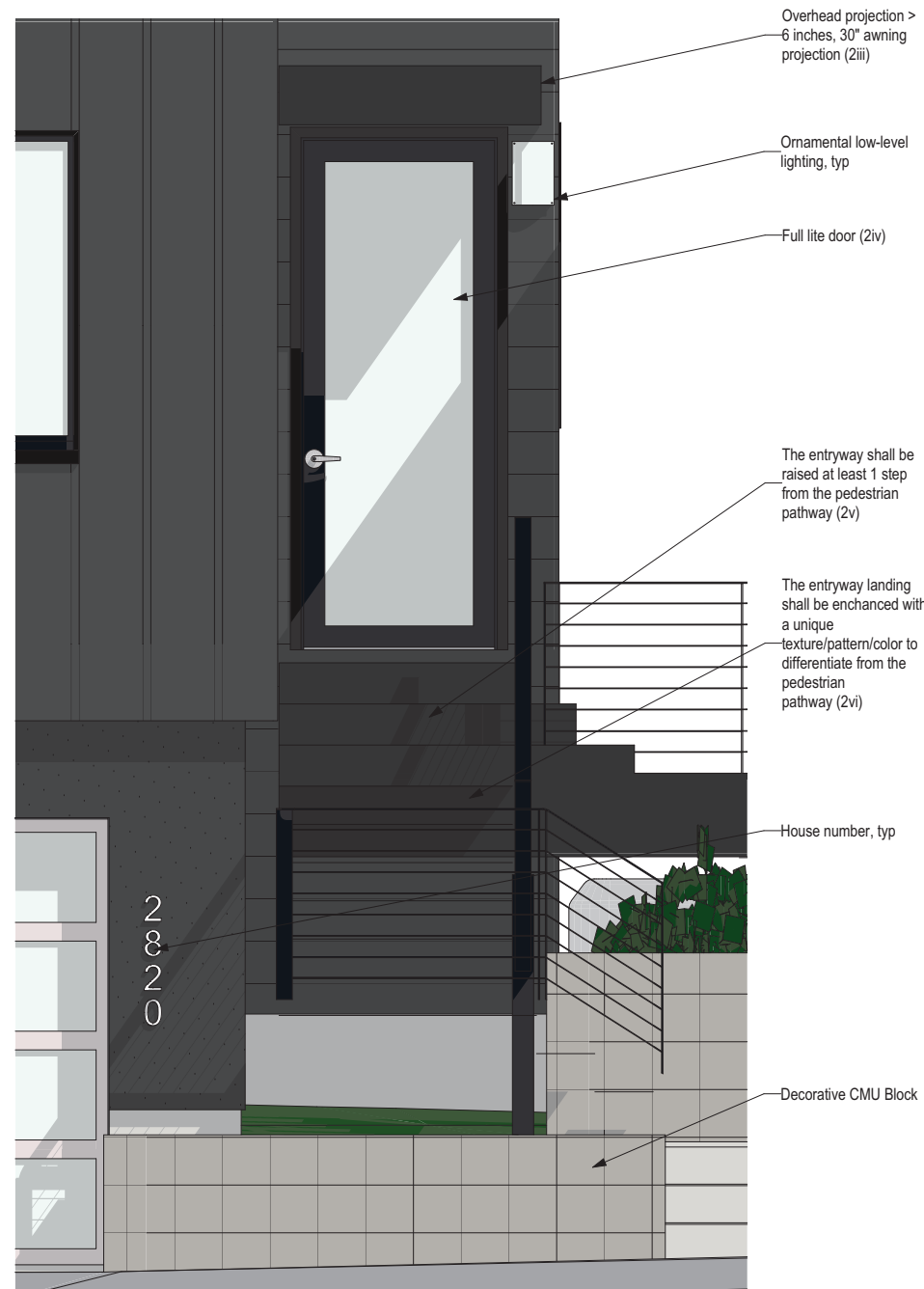
scale  
see drawing

sheet number

# A4.1



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VTT-82658-SL-1A

2820 North Avenel Street (2820 and 2820 ½ North Avenel Street)

EXHIBITS

**E – SMALL LOT DESIGN STANDARDS CHECKLIST (ADM-2019-4141-SLD)**





## ADMINISTRATIVE REVIEW

# SMALL LOT DESIGN STANDARDS (SLD) Administrative Review

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 12.22 C.27(a)(2) authorizes the Director of Planning's review for compliance with the Commission's Small Lot Design Standards.

### GENERAL INFORMATION

**New Applications** - This application and full set of architectural plans as listed below shall be filed concurrently with any small lot subdivision application request (*Vesting Tentative Tract or Preliminary Parcel Map*) and along with any applicable Geographic Project Planning Referral Form (CP-7812).

**Modifications to Approved Projects (Deemed Complete After April 18, 2018)** - Any subsequent modifications to architectural plans found not to be in substantial compliance with the originally approved Exhibit A shall be required to file a new application for Administrative Clearance and pay all applicable fees concurrently with a building permit application for a small lot project ("Project").

#### *Determining a Project:*

For the purposes of Small Lot Administrative Clearance application, the term "**Project**" includes the erection or construction, reconstruction, rehabilitation, relocation, addition to, or exterior alteration of any building or structure, which require the issuance of a demolition permit, grading permit, or building permit. Projects include the preservation of existing structures in a single lot and the subdivision of land for Small Lot purposes. A Project excludes work that consists solely of interior remodeling, interior rehabilitation or repair work that does not result in alterations to the façade or change in floor area. *The following are examples of building permits that are generally exempt from administrative review:*

- Re-roof with no alterations to the existing roof form, roof details, eave depth, eave details, or facades of the buildings
- In-ground swimming pools where permitted by the LAMC
- Roof-mounted solar modules
- Maintenance, repair, and/or rehabilitation of existing foundations
- Maintenance, repair, and/or rehabilitation of existing window and door treatments
- Mechanical equipment
- Exterior lighting

### 1. SUBMITTAL REQUIREMENTS

**Size and Number of Copies:** Provide one full size and five (5) 11"x17" color copies of architectural plans containing the following:

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan                              | <input type="checkbox"/> Materials Sheet   |
| <input type="checkbox"/> Contextual and Dimensioned Floor Plans | <input type="checkbox"/> Renderings  |
| <input type="checkbox"/> Detailed Elevations                    | <input type="checkbox"/> Landscape Plan (See Technical Requirements applicable to all landscape plans of form CP-6730) |
| <input type="checkbox"/> Roof Plan                              |  |

### 2. APPLICANT INFORMATION

Applicant Name \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

### 3. CASE INFORMATION

Administrative Clearance Case Number _____	Tract/Parcel Map Case Number _____	Additional Case Number (If applicable) _____
Existing Zone _____	Proposed Zone (If Applicable) _____	General Plan Land Use Designation _____
Existing Use _____	Proposed Use _____	



#### 4. PROJECT SUMMARY

Project Address: \_\_\_\_\_  
Community Plan Area: \_\_\_\_\_  
Specific Plan, DRB, CDO, POD, NOD, CPIO or SN, including subarea if applicable: \_\_\_\_\_

#### Small Lot Subdivision Type (check all that apply)

☐ New construction      ☐ Small Lot Subdivision of Existing Dwelling Unit/s\*\*      ☐ Renovation/Addition

\*\* If your project involves the small lot subdivision of existing dwelling units, please describe the proposed alterations.

*(Please note that any nonconforming building, structure or improvements may be maintained or repaired or structurally altered provided it conforms to LAMC Section 12.23-A):*

#### 5. PROJECT DETAILS

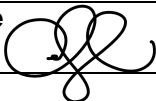
Proposed number of lots: _____	Proposed number of small lot homes: _____
Maximum building height: _____	Number of stories: _____
Roof deck(s) proposed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Maximum building height with railing: _____
Total number of parking spaces provided: _____	Number of guest parking spaces provided (If applicable): _____
Common open space provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	Size of common open space: _____

**The following section shall be completed by City Planning staff at the time of filing:**

#### 6. ACCEPTANCE FOR FILING

##### Project Type

- ☒ New Construction  
☐ Change of use from apartment unit to Small Lot Home  
☐ Modification to an existing Small Lot Home that constitutes a Project  
☐ Not a Project

<b>Planning Signature</b> 	<b>Phone Number</b> (213) 978-1340
<b>Print Name</b> Danalynn Dominguez for Kit Awakuni	<b>Date</b> 07/15/2019
<b>Receipt Number</b> 0103065316	<b>Fee</b> Miscellaneous sign off – Director \$1,245



## Small Lot Design Standards Checklist

*To be completed by applicant and subsequently verified by Project Planners during project review.*

### A. BUILDING DESIGN

#### 1. Dwelling Orientation

- a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways ("right-of-way") or private street shall orient the primary entryway ("front door") toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way.
- b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way.
- c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley or shall be connected to a pedestrian pathway that leads directly to a right-of-way.

#### 2. Primary Entryways

- a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.
- b. All primary entryways shall incorporate at least four of the following elements:
  - i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.
  - ii. The doorway shall be recessed at least 3 inches from the building façade.
  - iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.
  - iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
  - v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
  - vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

#### 3. Primary Entryways Between Small Lot Homes

- a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.

Yes	No	N/A	Plan Sheet	Administrative Use Only
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>



#### 4. Façade Articulation

- a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:

- i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.
- ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.
- iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.
- iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.
- v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

#### 5. Varied Roofline

- a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating two of the following:

- i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
- ii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.
- iii. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.
- iv. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.

#### 6. Roof Decks

- a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.

Yes	No	N/A	Plan Sheet	Administrative Use Only
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input checked="" type="checkbox"/>
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## 7. Building Massing Variation

- Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.
- Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.
- Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above.

Yes	No	N/A	Plan Sheet	Administrative Use Only
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## B. PEDESTRIAN CONNECTIVITY AND ACCESS

### 1. Pedestrian Pathways

- Pedestrian pathways of a minimum width of 3 feet shall be provided from the right of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.
- A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.
- Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.

### 2. Fences/Walls

- Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of way are not permitted.
- Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way.

## C. LANDSCAPING

### 1. Landscaping, Common Open Space Areas and Amenities

- All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.



b. Required Common Open Space Areas must:

- i. Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b).
- ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.
- iii. Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.

- c. The combination of required Common Open Space Areas shall be multifunctional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above.

- d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.

Yes	No	N/A	Plan Sheet	Administrative Use Only
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**D. MIXED USE SMALL LOTS**

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor ("Mixed Use Small Lot Homes"). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

**1. Building Orientation and Entry**

- a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way.
- b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business.

**2. Building Design**

- a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.
- b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.
- c. The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building.

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- d. The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C.
- e. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.

Yes	No	N/A	Plan Sheet	Administrative Use Only
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#### E. BUNGALOW COURTS AND EXISTING STRUCTURE SMALL LOTS

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. The conversion of an existing "Bungalow Court or Existing Structure" to a Small Lot Subdivision shall only be required to comply with the following Design Standards.

##### 1. Common Access Driveway

- a. Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

##### 2. Pedestrian Pathway

- a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

##### 3. Existing Structures

- a. New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

##### 4. New Dwellings

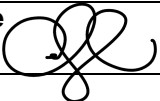
- a. All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall also meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards. 5. Landscaping All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

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Additional Design Details

The following section shall be completed by Project Planning staff after the review and approval of submitted plans:

#### 8. ADMINISTRATIVE CLEARANCE APPROVAL

Planning Signature 	Phone Number (213) 978-1340
Print Name Danalynn Dominguez	Date 02/25/2021



## INSTRUCTIONS: Administrative Clearance – SLD

1. **Submittal** - Applicants are required to submit a completed Administrative Clearance Application, including the project summary and checklist, at the time of Administrative Clearance filing.
2. **Review Materials** - Review of the application by an assigned project planner will verify if the project meets the requirements of the Small Lot Design Standards.
3. **Timing of Review** - The Administrative Clearance shall be completed prior to the scheduling of any required hearing for a proposed small lot subdivision map. In cases where a hearing has been waived, this review shall be completed prior to the issuance of the subdivision determination.
4. **Relief** - The Administrative Clearance does not provide any relief mechanisms for project applicants. Applicants are required to demonstrate compliance with all applicable design standards.
5. **Appeal Rights** - The Administrative Clearance process is non-appealable.
6. **Conditions of Approval** - As a condition of approval, all small lot subdivisions, including Vesting Tentative Tract Maps and Preliminary Parcel Maps, shall be required to conform to the plans approved during the Administrative Clearance review process. These plans shall be stamped Exhibit A and included in the related subdivision map case file.
7. **Building Permit Clearance** - Following the entitlement approval of a small lot subdivision map, subsequent building permit applications for the new construction of said map's small lot homes shall be in substantial conformance with the most recently approved set of plans.
8. **Other Applicable Approvals** - Applicants are strongly advised to consult with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.
9. **Modifications to Projects Deemed Complete after April 18, 2018** - If a project's architectural plans are modified subsequent to the initial approval of the project and determined by the Department of City Planning to no longer be in substantial compliance with Exhibit A, the applicant shall file a new application for Administrative Clearance and pay all applicable fees.
10. **Exceptions** - The following projects are not required to file an Administrative Clearance pursuant to L.A.M.C. Section 12.22 C.27(c):
  - a. Any small lot subdivision entitlement application filed, accepted and deemed complete prior to April 18, 2018, as determined by the Department of City Planning.
  - b. Any project for which the City has approved a small lot subdivision discretionary land use entitlement as of April 18, 2018, but that has not yet submitted plans and appropriate fees to the Department of Building and Safety for plan check, as determined by the Department of City Planning.

City of Los Angeles Department of City Planning website: <http://planning.lacity.org>

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**F – ENVIRONMENTAL CLEARANCE (ENV-2019-4140-CE)**

F.1 – NOTICE OF EXEMPTION (ENV-2019-4140-CE)

F.2 – CLASS 32 JUSTIFICATIONS (ENV-2019-4140-CE)

F.3 – TREE REPORT



**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

VTT-82658-SL

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2019-4140-CE

PROJECT TITLE

N/A

COUNCIL DISTRICT

4 - Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

**2820 North Avenel Street**☐ Map attached.

PROJECT DESCRIPTION:

The subdivision of 1 lot into 5 small lots. There are no protected trees and a total of 2 existing street adjacent to the project site.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**Dan Arthofer, LA PALOMA HOMES, INC (O)**

CONTACT PERSON (If different from Applicant/Owner above)

**Erin Arthofer (A)**

(AREA CODE) TELEPHONE NUMBER

(323) 513-5044

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **Section 15332, Class 32**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Danalynn Dominguez

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Vesting Tentative Tract Map – Small Lots

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

**SAMANTHA MILLMAN**  
PRESIDENT

**CAROLINE CHOE**  
VICE-PRESIDENT

**HELEN LEUNG**  
**KAREN MACK**

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**YVETTE LOPEZ-LEDESMA**  
**JENNA HORNSTOCK**  
**RENEE DAKE WILSON**  
VACANT

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI**  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

**VINCENT P. BERTONI, AICP**  
DIRECTOR

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DEPUTY DIRECTOR

**LISA M. WEBBER, AICP**  
DEPUTY DIRECTOR

**VACANT**  
DEPUTY DIRECTOR

# JUSTIFICATION FOR PROJECT EXEMPTION

## CASE NO. ENV-2019-4140-CE

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The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-4140-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

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

The project is for the demolition of one (1) single family dwelling and one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of seven (7) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,668 to 1,999 square feet. As the construction of a new five (5) lot Small Lot development and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD1.5-1XL and has a General Plan Land Use Designation for Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.19 acres. Lots adjacent to the subject site are developed with single and multi-family residential and commercial uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are eight



(8) non-protected trees and no protected trees on the site, as identified in the Tree Report prepared by Paul Lewis, Landscape Architect #3620 dated February 18, 2019. The project proposes to remove seven (7) non-protected trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. While the subject site is located within a Very High Fire Severity Zone, Urban Agriculture Incentive Zone and Special Grading Area, RCMs, including Air Quality (RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403, RC-AQ-2, RC-AQ-3, RC-AQ-4, RC-AQ-5, RC-AQ-6); Geology and Soils (RC-GEO-1 (Seismic)); Hydrology and Water Quality (RC-WQ-3: Low Impact Development Plan); Land Use and Planning (RC-LU-1 (Slope Density)); (Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1(Green Building Code)), in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the five (5) lot Small Lot development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

There is not a succession of known projects of the same type and within the same location as the subject project. As mentioned, the project is for the demolition of one (1) single family dwelling and one (1) duplex for the subdivision of one (1) lot into five (5) Small Lots and the construction of five (5) new three (3)-story residential units with a two (2)-car garage on each of the five (5) subdivided lots. The project includes the removal of seven (7) non-protected trees and exporting up to 500 cubic yards of earth. There are no existing protected trees on the site. The floor area of each dwelling will range from 1,668 to 1,999 square feet. All adjacent lots are developed with single and multi-family residential uses and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.58:1 on a site that is permitted to have a maximum FAR of 3:1. The project proposes 30-foot height limits which is not unusual for the vicinity of the subject site and is similar in scope to other existing residential projects in the area. Thus, there are no unusual circumstances which may lead to significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Topanga Canyon State Scenic Highway is about 18 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential



historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The Department of City Planning, Office of Historic Resources confirmed that the existing single-family dwelling and duplex are not considered historic for the purposes of CEQA per an email dated February 25, 2020. 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.



**Paul Lewis Landscape Architect**

13351-D Riverside Drive #445  
Sherman Oaks, CA 91423  
Licensed Landscape Architect #3620  
Exp. 2/28/19

February 18, 2019

Erin Arthofer  
2820 Avenel St.  
Los Angeles, CA 90039

***Re: 2820-2822 Avenel St., Los Angeles, CA 90039***

Dear Erin,

This letter is in regard to the property at 2820-2822 Avenel St., Los Angeles, CA 90039. On February 18, 2019, we visited the site to evaluate the trees on the property.

**EXISTING SITE CONDITIONS**

The property is located on the corner of Avenel St. and La Paz Dr. The property is split into a single family residence adjacent to Avenel and a multi family dwelling behind it. La Paz Dr. serves as an alley way and access to the back unit.

There are no native trees that are protected by the LAMC Protected Tree Ordinance. There are 8 non-native trees with a trunk diameter greater than 8" on the property, plus two street trees (#1 and 2).

Seven (#3,4,5,6,8,9,10) of the existing trees on site will need to be replaced on a 1:1 basis.

**ADJACENT PROPERTIES**

No trees on adjacent properties will be impacted by construction on this site.

Should you have any questions, please feel free to contact me at 818-788-9382.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Paul Lewis', with a stylized, cursive script.

Paul Lewis

Enclosure: Tree Report



**Tree Report [TR] for 2820-2822 Avenel St., Los Angeles, CA 90039**

1-“Tree Expert” as per Los Angeles Municipal Code (LAMC) Section 17.02

**Tree Expert** – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or ***(b) a landscape architect*** or (c) a registered consulting arborist with the American Society of Consulting Arborists. **(Amended by Ord. No. 177,404, Eff. 4/23/06.)**

Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/21

2-By whom the TR is prepared: Paul Lewis

3-For whom the TR is prepared: Erin Arthofer

4-TR location address with short geographic description:

2820-2822 Avenel St. is in a developed residential neighborhood. The site is on Avenel St. north of Rowena Ave. Avenel slopes up towards the northwest. The buildings are level while the slope increases gently towards the northwest.

5- Date TR is prepared: February 18, 2019

6- Date of TR field inspection: February 18, 2019

7- TR purpose: To review tree inventory on this for a new small-lot development.

8 - Table of Contents

Standard Tree Removal Application Checklist information	pages	1-2
Matrix summarizing observations	page	3
Color photographs	pages	4-7
Site map locating trees	page	8
Site development plan	page	9
Copy of license	page	10

9 - Project description and background: There are currently plans to develop a new small-lot residential project.

10 – Square footages:

Entire Property:	8,275 SF approx.
Existing Structure:	1,765 SF approx.
Proposed New Structure (total area)	4,065 SF approx..

11 – Field observations: Noted on Matrix. The trees are in a relatively healthy state.

12 – Findings: Seven trees (#3,4,5,6,8,9,10) are within the zone of construction and will be replaced on a 1:1 basis.



**Tree Report [TR] for 2820-2822 Avenel St., Los Angeles, CA 90039 page 2**

13 – Recommendations: Replace trees within the construction area (#3,4,5,6,8,9,10) on a 1:1 basis.

14 – Trees tagged and numbered: Yes

15 – Replacement: Replace seven trees (#3,4,5,6,8,9,10) on a 1:1 basis with 7 new replacement trees.

16 – Protected tree construction impact guidelines: N/A

17, 18, 19 – Matrix: see page 3

20 – Color photographs: see page 4-7

21 – Topographical map: see page 8

22 – Site development plan: see page 9

23 – Verification of current license: Active and in good standing. see page 10  
[http://www.latc.ca.gov/consumers/licensee\\_name.pdf](http://www.latc.ca.gov/consumers/licensee_name.pdf)

24 – Misc. opines: none.

25 – None of these trees are native or naturalized on this site.

26 – Photos of protective fencing: N/A

27 – Reason for removal: Trees # 3, 4, 5, and 6 are within the footprint of the buildings and driveways and must be removed. Trees # 8, 9, and 10 are in the LID planter area and new patio space of Unit 5.

28 – 3 ring binder: N/A under 20 pages

29 – CEQA documents- See attached Letter of Determination

30 – Electronic copy



[illegible]



1- *Ceratonia siliqua*



2- *Ceratonia siliqua*





3- *Ulmus parvifolia*



4- *Ulmus parvifolia*





5- *Casuarina equisetifolia*



6- *Schinus molle*





7- *Melaleuca quinquenervia*



8,9,10- *Cupressus sempervirens*



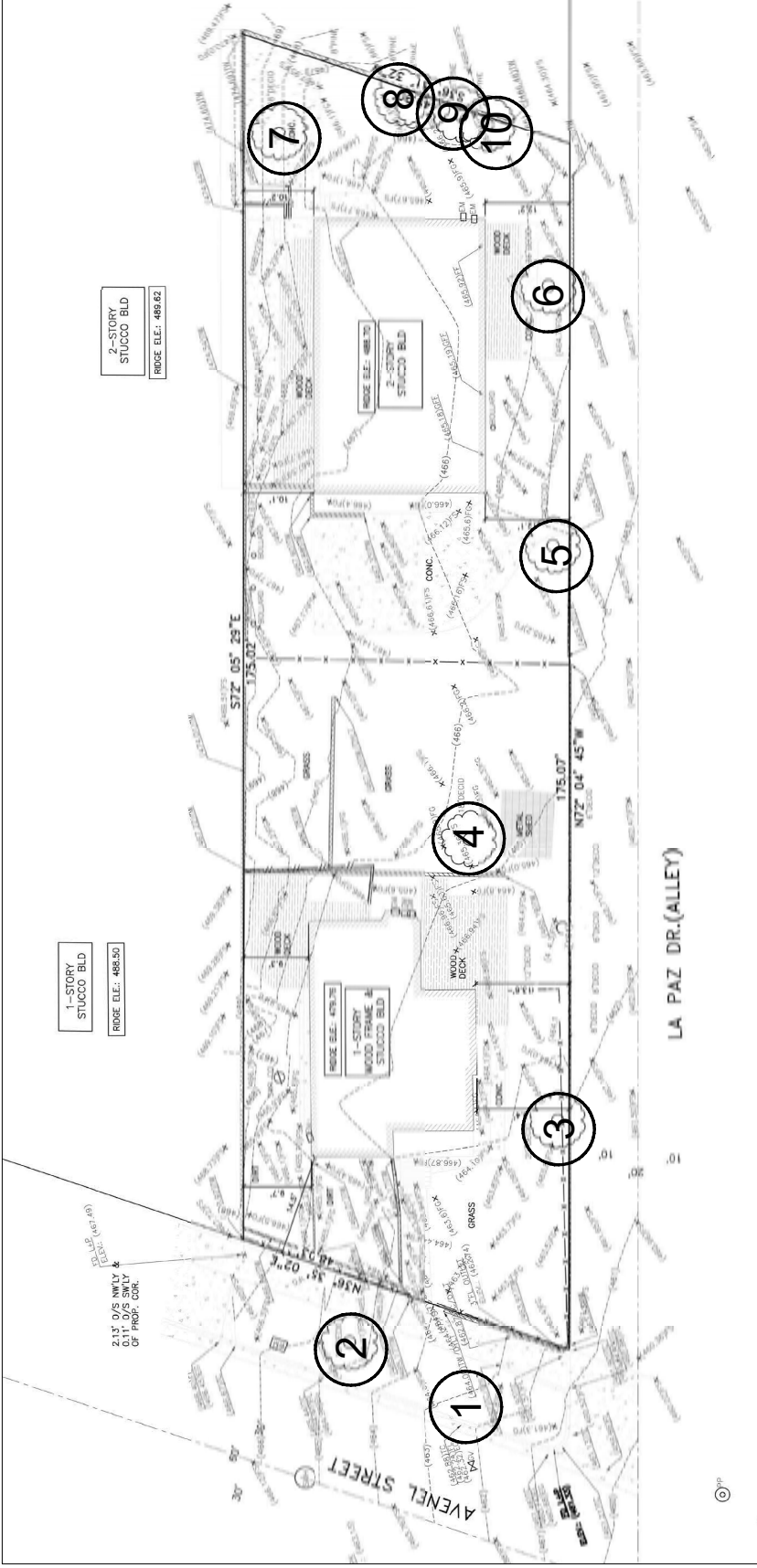


Architect:  
Tracey A. Stone Architect  
2041 Blake St.  
Los Angeles, CA 90039

Client:

Project location:  
2820-2822 Avenel St.  
Los Angeles, CA 90039

Scale: 1/8" = 1'  
Date: 02/18/2019





Architect:  
Tracey A. Stone Architect  
2041 Blake St.  
Los Angeles, CA 90039

Client:

Project location:  
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Los Angeles, CA 90039

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TREE LEGEND			
Symbol	Botanical Name/Common Name	Quantity	Size
	REPLACEMENT TREES	7	24" Box
	Caricidum "Desert Museum" / Thornless palo verde	M	multi-trunk
	Trees to be removed		



VTT-82658-SL-1A

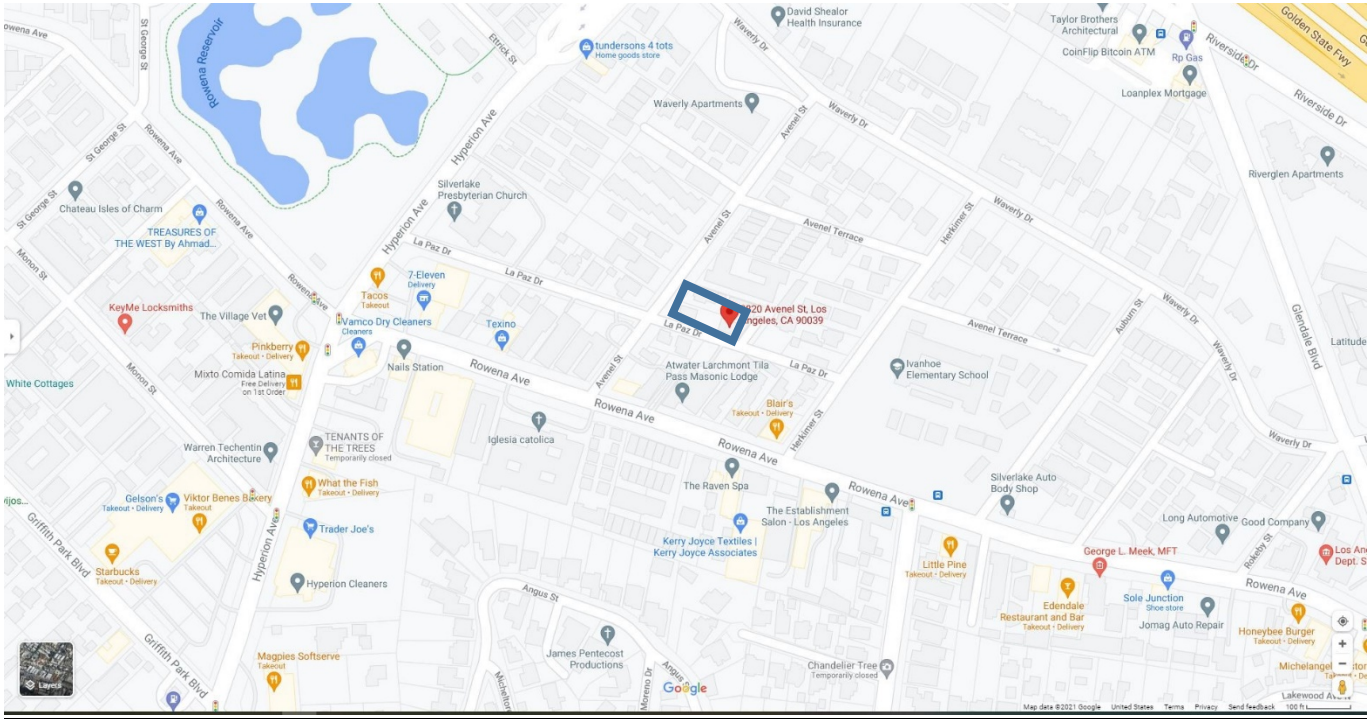
2820 North Avenel Street (2820 and 2820 ½ North Avenel Street)

EXHIBITS

**G – MAPS, ZIMAS PARCEL PROFILE REPORT, SITE PHOTOS**



Vicinity Map





This map displays the City of Los Angeles with various zoning districts. The highlighted parcel is located in an orange-colored zone, likely residential. The map includes a scale bar (0.02 Miles, 100 Feet) and a north arrow.



## Site Photos

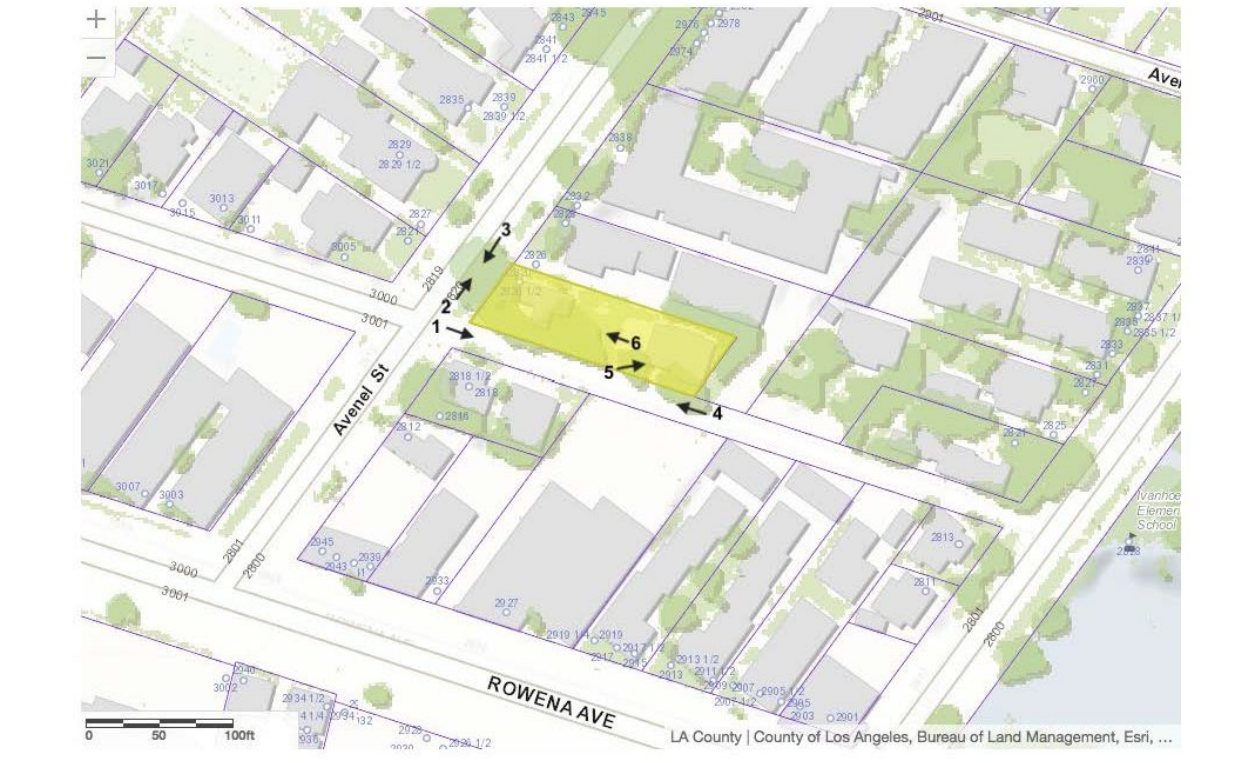


Photo 1

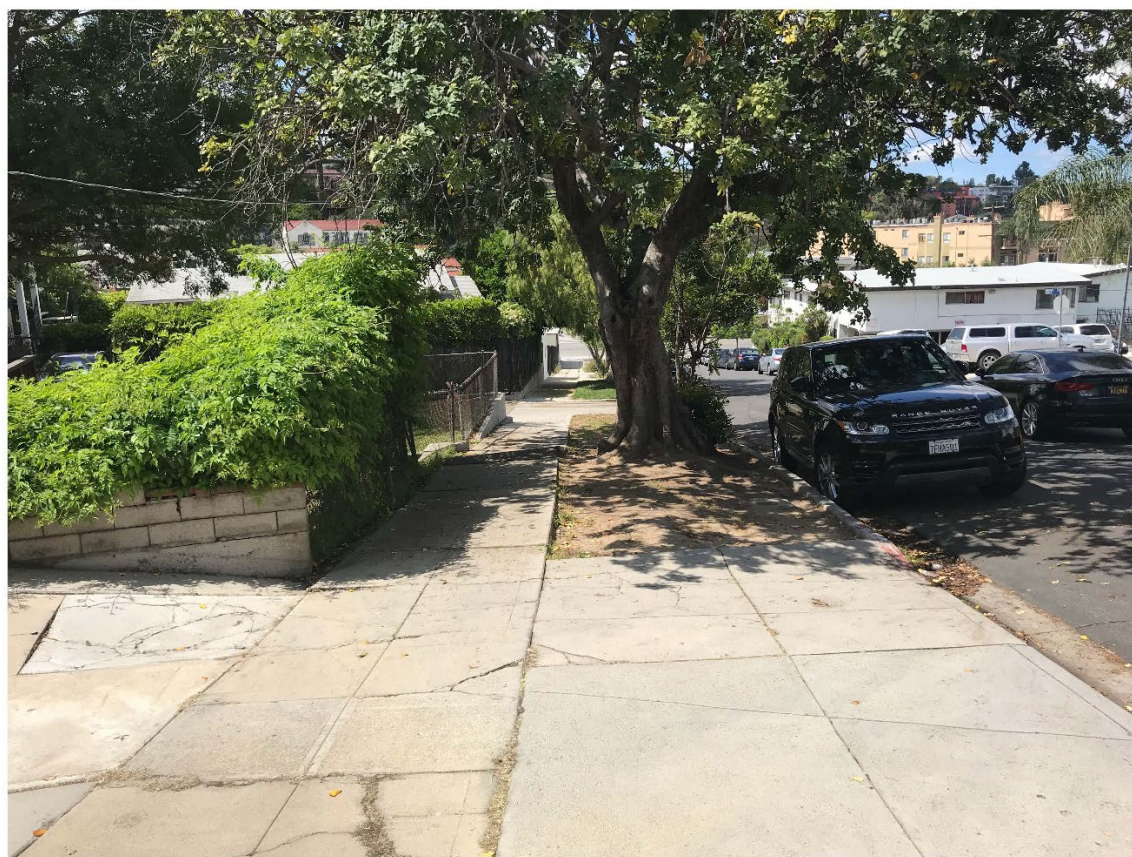




**Photo 2**



**Photo 3**





**Photo 4**



**Photo 5**





Photo 6

