

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
COMMISSION OFFICE
(213) 978-1300

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CALIFORNIA



ERIC GARCETTI
MAYOR

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

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INFORMATION
<http://planning.lacity.org>

Decision Date: January 31, 2019

Appeal End Date: February 11, 2019

Yaniv Nehemia,
JNY Investments, LLC (O/A)
12402 Killion Street
Studio City, CA 91607

Ana Rodriguez (R)
GM Engineering
6634 Valjean Avenue
Van Nuys, CA 91406

Vesting Tentative Tract No. 75010-SL
Related Case: DIR-2017-2631-SPP
Address: 11857 Riverside Drive
Plan Area: North Hollywood – Valley Village
Specific Plan: Valley Village
Zone: [Q]RD1.5 and R1-1
D.M.: 168-B-169
C.D.: 2
CEQA: ENV-2017-2629-CE
Legal: Lot 295 and FR 296 (Arb 1); Tract 8627

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined Categorical Exemption (ENV-2017-2629-CE) as the environmental clearance; approved Vesting Tentative Tract No. 75010-SL, a **six (6) single-family small lot** (contingent to the vacation and merger of the 20-foot alley to the north of the site) as shown on the **revised map stamp-dated January 28, 2019, attached to the back of this letter**, in the North Hollywood – Valley Village Community Plan, and a Zoning Administrator Adjustment pursuant to 17.03.A for no more than 20 percent of the applicable area for one lot (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.) If you have any questions or for an appointment, please call Public Counter staff at (213) 482-7077 (Los Angeles), (310) 231-2901 (West Los Angeles) or (818) 374-5050 (Valley). 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

1. That the existing property line return at the intersection of Riverside Drive and Radford Avenue adjoining the tract be clearly shown on the final map.
2. 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.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
6. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.
9. That the City Department of Transportation in a letter to City Engineer shall determine that the merger area is not necessary for future public alley. Note: (See LADOT memo dated February 15, 2018 for clearance.)
10. That in the event the Department of Transportation has no objection to the alley merger then that the **entire 20-foot wide** alley within the tract boundary be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged. **Any underlying fee rights for the portion of the alley being merged shall be determined during the final map process.**
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged. Note: (see LADOT letter dated February 15, 2018 for clearance)

11. That suitable evidence be submitted for the final map check showing the underlying fee rights for the entire 20-foot wide alley being merged under this tract ownership.
12. That a written consent be obtained from the property owner adjoining the northerly portion of the alley being merged (Lot No.294 of Tract No.8627) satisfactory to the City Engineer.
13. That the subdivider execute and record Covenant and Agreement advising future owners and builders that the finished first floor elevation of the structure shall be required to be constructed at least 18-inch above the adjacent top of the curb or at a grade satisfactory to the City Engineer.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

14. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated December 12, 2016, Log No. 95890 and attached to the case file for Vesting Tract No. 75010-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

15. 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. The submitted Map dimensions do not agree with ZIMAS. Revise the Map to address the discrepancy or obtain approval from Department of City Planning. (See Condition No. 29b).
 - c. Obtain Bureau of Engineering approval for the proposed alley merger.
 - d. 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).

- e. Lot 1 along Riverside Drive and Lot 6 along Radford Avenue do not comply with the minimum 15 ft. front yard setback after required street dedication is taken as required for the [Q]RD1.5-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- f. Revise the proposed Lot Matrix to reflect the correct orientation and setbacks per the proposed map.
- g. A 5-foot side/rear yard setback is required for the small lots adjacent to the lots not part of the tract. Revise the map or obtain City Planning approval to have the Setback Matrix reflect the correct setbacks shown on the map.

Notes: This property is located in a Liquefaction Zone.

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

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

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

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

DEPARTMENT OF TRANSPORTATION

16. That prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
 - b. A two-way driveway apron width of W=28 feet is required for the common access driveway.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and Los Angeles Municipal Code (LAMC) Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Note: If you have any questions, you may contact Vicente Cordero at (vincente.cordero@lacity.org or 818-374-4697) or Taghi Gharagozli at (taghi.gharagozli@lacity.org or 818-374-4699).

FIRE DEPARTMENT

17. 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 successor to the following:
- a. Submit plot plans for Fire Department approval and review prior to recordation of that Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an

approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

- e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- f. 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.
- g. 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.

Note: 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 **(818) 374-4351**. You should advise any consultant representing you of this requirement as well.

BUREAU OF STREET LIGHTING

- 18. 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

- 19. 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 problems, as stated in the memo dated October 2, 2017. 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.

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

21. Park Fee to be paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee. Park fees are paid at 221 N. Figueroa St Suite 400. Los Angeles, CA 90012-0328. Questions regarding this condition may be directed to RAP Park Fee Staff at (213) 202-2682.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

22. Construction mitigations regarding impacts on schools are monitored by LAUSD. Begin this process by calling the LAUSD / Transportation Services Division, Customer Service at (213) 580-2950, and ask to speak to the Transportation Planner. In no construction mitigations are required by LAUSD or the environmental document, this condition may be cleared by a written communication by LAUSD Transportation Services Division (TSD); 115 North Beaudry Avenue, Los Angeles, CA 90012.

The project is located approximately 850 feet to the southwest of Colfax Charter Elementary School. The applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch and the principal or designee of Colfax Charter Elementary School.

DEPARTMENT OF WATER AND POWER

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

24. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

Onsite Trees. The Tree Report submitted and dated May 25, 2018 indicated that there are no protected trees on site and the revised map showed there are 11 non-protected trees onsite. Any non-protected tree removed shall be replaced onsite on a 1:1 basis. Any mature trees within the setbacks that will not be affected by site grading or building footprints shall be preserved. Trees shall be planted along the eastern and northern portions of the site in order to create a greater buffer between the new single-family dwellings and the adjacent residential properties to the north and east.

Street Trees. Street trees and trees located in the area to be improved along Riverside Drive, Radford Avenue and the adjacent alley shall be removed and

replaced to the satisfaction of the Urban Forestry Division, Bureau of Street Services.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

25. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. **Use.** Limit the proposed development to a maximum of six lots contingent on the alley vacation. Note: If vacation is disapproved, the applicant shall file for a modification to request approval for five lots.
 - b. **Parking.** That a minimum of two covered parking spaces per dwelling unit shall be provided.
 - c. **Lighting.** All exterior lighting shall be shielded and directed onto the site.
 - d. **Fence.** That prior to issuance of a certificate of occupancy, a minimum six (6)-foot-high, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 13 or better in order to reduce the effects of diminished air quality on the occupants of the project.
 - h. **Design.** The front entrance door for Lots 1 and 4 shall face Radford Avenue, Lots 5 and 6 shall face Riverside Drive, and Lots 2 and 3 shall have pedestrian access from the pedestrian common path access located on the northernmost portion of the site.
26. 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.

27. That copies of all recorded Covenant and Agreements for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
28. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the buildings shall not be issued until the final map has been recorded.
29. **Note to City Zoning Engineer and Plan Checker.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code (LAMC) as it applies to this small lot subdivision and the proposed development on the site:
 - a. **Area Adjustment.** Per LAMC Section 12.28.C4 and 17.03.A, a 20 percent adjustment is granted contingent to the alley vacation.
 - b. The site will have a 15-foot setback on the northern portion after the alley vacation, a 7-foot setback on the western and eastern portions, and a 15-foot setback along Riverside Drive. The setback matrix for each lot shall be as follows:

c.

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
North	15 feet	15 feet (front yard)	15 feet (front yard)	13 feet 9 inches	13 feet 9 inches	13 feet 9 inches
South	13 feet 9 inches	13 feet 9 inches	13 feet 9 inches	15 feet	15 feet (front yard)	15 feet (front yard)
East	3 inches	3 inches	7 feet	3 inches	3 inches	7 feet
West	7 feet (front yard)	3 inches	3 inches	7 feet (front yard)	3 inches	3 inches

30. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Valley Village Specific Plan** (Case No. DIR-2017-2631-SPP) prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

31. **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.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

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

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 17.05O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

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

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private 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 the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Construct one new light on Riverside Drive.
 - b. Construct one new light on Radford Avenue.
 - c. Any necessary removal and reconstruction of existing improvements.
- 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 Urban Forestry Division, Bureau of Street Services. 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 suitable guaranteed:
 - (a) Improve Riverside Drive 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 pavements and to complete a 40-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - (b) Improve Radford Avenue 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 including along the alley intersecting being merged.
 - (2) Suitable surfacing to join the existing pavements and to complete a 20-foot half roadway including along the intersection of the alley being merged.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Los Angeles

Municipal Code (LAMC), 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 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

FINDINGS OF FACT (CEQA)

Determined based on the whole of the administrative record, the project has been determined categorically exempt under ENV-2017-2629-CE pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and Section 15303, Article III, Section 1, Class 3, Category 2 of the City CEQA Guidelines because the project is characterized as an infill development, is consistent with the applicable General Plan designations and all applicable General Plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres, the site has no value as habitat for endangered, rare, or threatened species, its approval will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services, the project involves no more than six dwellings in an urbanized area, and there is no substantial evidence demonstrating that an exception a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Vesting Tentative Tract No. VTT-75010-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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The requested Small Lot Subdivision allows for the subdivision of underutilized land on an area with properties zoned for and developed majorly with multi-family housing and fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan. The Small Lot Design Guidelines allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings. The Small Lot Design Guidelines address a project's massing, height, circulation, and compatibility with adjacent properties by promoting design and development that complements the existing neighborhood character. The proposed project activates the site by providing modern architectural homes with well-articulated building facades, landscaping along the project's street frontages, and employing a variety of materials to break up the project's massing. The project's height, massing, and setbacks are consistent with abutting multi-story developments and with the neighborhood as a whole.

The adopted North Hollywood – Valley Village Community Plan designates the subject property as Low Medium II Residential with corresponding zones RD2 and RD1.5 and Low Residential with corresponding zones of RE9, RS, and R1. The property is located in the Valley Village Specific Plan. The site consists of two tied lots with a total of 7,913.2 square feet (5,413.4 square feet and 2,499.8 square feet) or .18 acres and merger of approximately 1,600 square feet of a paper alley to the north of the site (proposed to be vacated) for an approximate total of 9,513 square feet. This area is proposed to be resubdivided into six single-family lots in accordance with the Small Lot subdivision Ordinance No. 176,354 for individual sale. The lots are currently zoned [Q]RD1.5-1, the southernmost 10 feet of the alley will be zoned RD1.5-1 and the 10 northernmost feet of the alley will be zoned R1-1. The project includes a Zoning Administrator Adjustment for no more than 20 percent for the applicable area for one lot proposed in order to construct the sixth single-family dwelling.

The adopted goals of the Housing Element, part of the General Plan, include an adequate supply of housing accessible to persons of all income levels, sufficient ownership and rental housing to meet the City's needs, a reduction in barriers leading to more housing, housing opportunities accessible to all City residents without discrimination, including groups with special needs, and a City of residential neighborhoods that maintains a sense of community by conserving and improving existing housing stock.

The North Hollywood – Valley Village Community Plan has the objectives of making provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice and encouraging the preservation and enhancement of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.

The Valley Village Specific Plan has the purpose of providing coordinated and comprehensive standards for height, design, building massing, open space, and landscaping for new projects so that multiple residential and commercial projects are harmonious with adjacent single-family neighborhoods; and assuring that all residential and commercial uses are consistent with the general character of the existing single-family developments within the Valley Village area. The Valley Village Specific Plan specifies that one-family residentially zoned lots shall be maintained with one-family dwellings. The proposed project conforms with the Valley Village Specific Plan as conditioned in concurrent Case No. DIR-2017-2631-SPP.

Therefore, as conditioned, the proposed small lot project will increase housing and housing options and will thus meet the intent of the aforementioned General, Community, and Specific Plans' Goals and Objectives and will provide much needed new home ownership opportunities for the Plan area in the form of single-family dwellings as part of an infill development.

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

The design and improvement of the proposed subdivision are consistent with the adopted North Hollywood – Valley Village Community Plan. Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

For the purposes of approving a small lot subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. The Bureau of Engineering (BOE) is not requiring dedications along Riverside Drive or Radford Avenue but it is requiring the construction of a concrete curb, a concrete gutter, a 5-foot concrete sidewalk, landscaping of the parkway, suitable surfacing to join the existing pavements to complete the half roadway any necessary removal and reconstruction of existing

improvements, and the necessary transitions to join the existing improvements along Riverside Drive, Radford Avenue, and along the paper alley to the north if it is merged to the project. BOE is also requiring the construction of necessary on-site mainline and house connection sewers satisfactory to the City Engineer. The Department of Transportation has conditioned a two-way driveway apron width of W=28 feet for the common access driveway. The Bureau of Street Lighting has conditioned one street light on Riverside Drive and one street light on Radford Avenue. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010.

The design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code (LAMC). Several public agencies (including Fire Department, Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory and have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy.

The proposed project will provide two covered parking spaces per dwelling unit in conformance with the LAMC. Therefore, as conditioned, the design and improvements of the proposed subdivision is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The site is the combination of two rectangular shaped lots totaling 7,913.2 square feet (5,413.4 square feet and 2,499.8 square feet) and an approximate 1,600 square feet once the 20-foot adjacent paper alley to north is vacated and merged to the proposed project, for a total approximate site area of 9,513 square feet. The site is currently developed with a single-family dwelling and is located in an area majorly developed with multi-family housing. Properties to the east and west facing Riverside Drive are zoned [Q]RD1.5-1 and are mostly developed with multi-family housing and some single-family homes. Properties to the south are zoned R3-1 and RD1.5-1 and majorly developed with multi-family housing. Properties to the north are zoned R1-1 and developed with single-family housing.

The site is not located in a hillside, a special grading area, an airport hazard zone, very high fire hazard severity zone, high wind velocity area, methane hazard site, alquist-priolo fault zone, landslide, or tsunami inundation zone.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map, subject to conditions stated in the Soils Report Approval Letter dated December 12, 2016.

Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

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

The adopted North Hollywood – Valley Village Community Plan designates the subject property as Low Medium II Residential density with corresponding zones of RD2 and RD1.5 (7,913.2 square feet). Once the paper alley to the north is vacated and merged into the project, the southern portion of the alley (approximately 800 square feet) will be in the RD1.5-1 zone and the northern portion of the alley adjacent to R1-1 zoned properties will be in the R1-1 zone (an approximate 800 square feet). The project will have an approximate 8,713 square feet in the [Q]RD1.5 zone and an approximate 800 feet in the R1-1 zone. The minimum area required per dwelling unit in the RD1.5 zone is 1,500 square feet. The project includes a request for a Zoning Administrator Adjustment in area for 287 square feet in order to create six lots and the subsequent construction of six single-family dwellings. If the alley vacation is denied, the subdivision is conditioned for five lots (see findings i-k). Nevertheless, the total square footage of the site will be an approximate 9,513. As conditioned herein, the lot size will be re-checked by the Department of Building and Safety prior to the issuance of a clearance letter. Therefore, the project will comply with the current zoning and the Small Lot Subdivision ordinance 176,354.

The site is located in an area zoned and developed with a mix of single-and multi-family housing. Properties to the east and west facing Riverside Drive are zoned [Q]RD1.5-1 and are developed majorly with multi-family housing, fee-simple homes, and some single-family dwellings. Properties to the south are zoned R3-1 and are developed mostly with multi-family housing. Properties to the north are zoned R1-1 and are developed with single-family housing. Therefore, the proposed Small Lot project is compatible with the neighborhood surrounding the site, as far as density, height, and massing.

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

The design of the subdivision and proposed improvements are not likely to cause environmental damage. The site is not located in a hillside, a special grading area, an airport hazard zone, very high fire hazard severity zone, high wind velocity area, methane hazard site, alquist-priolo fault zone, landslide, tsunami inundation zone.

The Tree Report submitted and dated May 25, 2018 indicated that there are no protected trees on site. The revised map showed there are 11 non-protected trees

onsite which will be replaced if removed onsite on a 1:1 basis, and any mature trees within the setbacks that will not be affected by site grading or building footprints will be preserved. Street trees and trees located in the areas to be improved will be removed and replaced to the satisfaction of the Urban Forestry Division, Bureau of Street Services.

The project site is an in fill site that is improved with a single-family dwelling. The surrounding area is developed with single and multi-family dwellings and does not provide a natural habitat for either fish or wildlife.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

No safety concerns have been cited by the Fire Department or the Department of Transportation. Both the Fire Department and Department of Transportation have recommended conditions to avoid any serious public health problems.

The Hollywood Fault is the nearest fault, located 3.1 km from the project site. The site is not located within a landslide, preliminary fault rupture study area, or tsunami inundation zone. The site is not located in a methane hazard zone, very high fire severity zone, high wind velocity area, special grading area, flood zone, watercourse, or hazardous waste/border zone. There are no oil wells on site.

Based on the whole of the administrative record, the project has been determined categorically exempt under ENV-2017-2629-CE pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and Section 15303, Article III, Section 1, Class 3, Category 2 of the City CEQA Guidelines because the project is characterized as an infill development, is consistent with the applicable General Plan designations and all applicable General Plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres, the site has no value as habitat for endangered, rare, or threatened species, its approval will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services, and the project does not exceed six dwellings in an urbanized area.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

The preliminary map shows proposed reciprocal easements for common access, ingress/egress, driveway, utilities and infrastructure, crossing lot lines for a vehicular and pedestrian access and/or cross lot surface drainage, and common landscape areas. The project has been conditioned that, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office and that if the adjacent paper alley is merged to the project satisfactory arrangements be made with all public utility agencies maintain existing facilities within the area merged.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted a preliminary solar energy feasibility report dated May 17, 2017, which considered the local climate, contours, configuration of the parcel to be subdivided and other design and improvement requirements.

According to the submitted report, the proposed buildings will be 3-story stucco with wood trim and finished in light natural tone colors. Standard energy efficient appliances and fixtures will be utilized throughout the development. Standard insulation, weather stripping and window glazing will be utilized as specified by current building codes. Low flow bathroom fixtures and modern irrigation systems will be installed to conserve water use.

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 Vesting Tentative Map was filed.

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.

Therefore, the design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

ADJUSTMENT FINDINGS (LAMC Sections 12.28.C.4 and 17.03.A)

In connection with the approval of Vesting Tentative Tract No. VTT-75010-SL, the Advisory Agency of the City of Los Angeles, pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03.A and 12.28.C.4, makes the prescribed findings as follows:

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

The site consists of two lots with a total square footage of 7,913 square feet and the adjacent 20-foot paper alley to the north which will be merged after it is vacated and which will add an approximate 1,600 square feet. However, after the alley is vacated, the northern 10 feet of the alley will be zoned R1-1 and the southern 10 feet will be zoned [Q]RD1.5-1. The site will have a total approximate square footage of 9,513 and an approximate 8,713 square feet will be in the [Q]RD1.5-1 zone and 800 square feet in the R1-1 zone. The applicant is requesting a zoning administrator adjustment of less than 20 percent for the applicable area to construct the sixth lot, as the site is short 287 square feet within the RD1.5 Zone. Therefore the area for the sixth dwelling would be approximately 81 percent square feet of lot area (1,213 in lieu of the 1,500 minimum). There is the potential for an additional 800 square feet of lot area to be obtained but it will be zoned R1-1 and not have enough area for the development of a dwelling.

The project will not result in reduced setbacks or lot square footage. There is a proposed 15-foot setback along Riverside Drive and a proposed 15-foot setback along the northern portion of the site (after the alley vacation), which will also create a greater buffer between the small lot subdivision and the existing single-family homes along Radford Avenue. As such, the project conforms with the intent of the zoning regulations.

- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The adopted North Hollywood – Valley Village Community Plan designates the subject property as Low Medium II Residential with corresponding zones RD2 and RD1.5 and Low Residential (for 800 square feet of the alley vacation to the north) with corresponding zones of RE9, RS, and R1. The Small Lot Subdivision was created to allow the construction of fee simple single-family dwellings in multi-family zoned lots and the R1 zone is designated for single-family dwellings. Furthermore, the property is located in the Valley Village Specific Plan which specifies that one-family residentially zoned lots shall be maintained with one-family dwellings. The surrounding area is developed with a mix of multi-family and single-family dwellings and thus the construction of six single-family dwellings will

be compatible with surrounding development. The project is required to construct a concrete curb, gutter, and 5-foot concrete sidewalk, landscaping of the parkway along Riverside Drive, Radford Avenue, and the paper alley being merged and as such it will bring an improvements to streets and increase pedestrian safety. As a result, the project will be consistent with existing development, will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT, AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

The adopted goals of the Housing Element, part of the General Plan, include an adequate supply of housing accessible to persons of all income levels, sufficient ownership and rental housing to meet the City's needs, a reduction in barriers leading to more housing, housing opportunities accessible to all City residents without discrimination, including groups with special needs, and a City of residential neighborhoods that maintains a sense of community by conserving and improving existing housing stock.

The North Hollywood – Valley Village Community Plan has the objectives of making provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice and encouraging the preservation and enhancement of the of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.

The Valley Village Specific Plan has the purpose of providing coordinated and comprehensive standards for height, design, building massing, open space, and landscaping for new projects so that multiple residential and commercial projects are harmonious with adjacent single-family neighborhoods; and assuring that all residential and commercial uses are consistent with the general character of the existing single-family developments within the Valley Village area. The Specific Plan also specifies that one-family residentially zoned lots shall be maintained with one-family dwellings. The proposed project conforms with the Specific Plan as conditioned in concurrent Case No. DIR-2017-2631-SPP.

Therefore, as conditioned, the construction of the six single-family dwellings in a Small Lot configuration will increase housing and housing options and will thus meet the intent of the aforementioned General, Community, and Specific Plans' Goals and Objectives and will provide much needed new home ownership opportunities for the Plan area in the form of single-family dwellings as part of an infill development.

These findings shall apply to both the preliminary and final maps for Vesting Tentative Tract Map No. VTT-75010-SL.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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 above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted in person, accepted as complete, and appeal fees paid at the Public Counter Cashier within 15 calendar days of the decision date* at one of the City Planning Department Public Counters, 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

***Please note the cashiers at the public counters close at 3:30 PM.**

Appeal forms are available on-line at www.planning.lacity.org

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

If you have any questions, please call Public Counter staff at (213) 482-7077 (Los Angeles), (310) 231-2901 (West Los Angeles) or (818) 374-5050 (Valley).

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period.

No requests for time extensions or appeals received by mail shall be accepted.

Vincent P. Bertoni, AICP
Director of Planning


VALENTINA KNOX-JONES
Deputy Advisory Agency

ML:VKJ:SH:LM:mkc

