

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
DIR-2020-427-SPP	ENV-2020-428-CE-1A	1 - Cedillo
PROJECT ADDRESS:		
464 North Crane Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Rachel Foullon and Ian Cooper		
<input type="checkbox"/> New/Changed	N/A	N/A
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Simon Storey, Anonymous Architects	(323) 515-7930	simon@anonymousarchitects.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Crane Boulevard Safety Coalition	(323) 216-3567	christohoward@gmail.com
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jamie T. Hall, Channel Law Group, LLP	(310) 982-1760	Jamie.hall@channellawgroup.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nashya Sadono-Jensen	(213) 978-1363	Nashya.sadono-jensen@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Categorical Exemption		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

Categorical Exemption: California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures – One-single family residence or a second dwelling unit in a residential zone) and Section 15332, Class 32 (Urban infill development).

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Ordinance <input type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input checked="" type="checkbox"/> Other	<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"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:**☐ Yes☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- ☐ City Planning Commission (CPC)
☐ Cultural Heritage Commission (CHC)
☐ Central Area Planning Commission
☒ East LA Area Planning Commission
☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
☐ South LA Area Planning Commission
☐ South Valley Area Planning Commission
☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 8, 2021	5-0
LAST DAY TO APPEAL:	APPEALED:
CEQA: January 12, 2022	CEQA: January 11, 2022
TRANSMITTED BY:	TRANSMITTAL DATE:
Nashya Sadono-Jensen	February 10, 2022



EAST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **DEC 28 2021**

Case No. DIR-2020-427-SPP-1A
CEQA: ENV-2020-428-CE
Plan Area: Northeast Los Angeles

Council District 1 - Cedillo

Project Site: 464 North Crane Boulevard

Applicant: Rachel Foulton and Ian Cooper
Representative: Simon Storey, Anonymous Architects

Appellant: Christopher Howard, Crane Boulevard Safety Coalition
Representative: Jamie T. Hall, Channel Law Group

At its meeting of **December 8, 2021**, the East Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

Construction, use, and maintenance of a new, three-story, 45 feet in height, 3,633 square foot single-family dwelling with a 533-square foot attached garage, on an 8,914.1 square foot vacant lot.

1. **Determined**, that based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, 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;
2. **Denied** the appeal and sustained the Director's Determination dated April 19, 2021;
3. **Approved with Conditions**, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, a Project Permit Compliance Review for the construction of a new, three-story, 3,633 square foot single-family dwelling, with a 533 square foot attached garage, on an 8,914.1 square foot vacant lot;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Campos
Second: Arellano
Ayes: Espinoza, Stevens
Abstain: Rascon

Vote: 5 – 0

 Irene Gonzalez, for

James K. Williams, Commission Executive Assistant II
East Los Angeles Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the East Los Angeles Area Planning Commission is final and effective upon the mailing of this determination letter and not further appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

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

Attachment: Director's Determination dated April 19, 2021, Interim Appeal Procedure (CEQA)

c: Debbie Lawrence, Senior City Planner
Nicole Sanchez, City Planner
Nashya Sadono-Jensen, Planning Assistant

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
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DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

**MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW**

April 19, 2021

Applicant/Owner

Rachel Foullon and Ian Cooper
2262 Duane Street
Los Angeles, CA 90039

Representative

Simon Storey
Anonymous Architects
1800 South Brand Boulevard
Suite 117
Glendale, CA 91204

Case No.: DIR-2020-427-SPP

CEQA: ENV-2020-428-CE

Location: 464 North Crane Blvd.

Council District: 1 – Cedillo

Neighborhood Council: Arroyo Seco

Community Plan Area: Northeast Los Angeles

Land Use Designation: Low Residential

Zone: R1-1

Legal Description: Lot 110; Tract TR5043

Last Day to File an Appeal: May 4, 2021

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine that based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, 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; and

Approve with Conditions a Project Permit Compliance Review for the construction of a new, three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1 square-foot vacant lot.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

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CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The total floor area of all proposed buildings shall be limited to a total of 3,633 square feet of floor area. As defined by the Mount Washington-Glassell Park Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The Specific Plan determines a maximum Floor Area Ratio (FAR) for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, by using the following equation: $0.50 - \{[(\text{Lot Area} - 5,000) \times 0.10] \div 5,000\}$. For this project, the lot size is 8,914.1 square feet, and therefore the allowable maximum floor area ratio based on the formula is 0.42:1 or 3,743 square feet. The proposed project's FAR is 0.41:1 or 3,633 square feet of floor area, including a 533-square foot garage.
3. **Height.** The project shall be limited to 45 feet in height as measured per Los Angeles Municipal Code (LAMC) Sections 12.03 and 12.21.1. The Specific Plan also limits building and structure heights within six (6)-foot and 12-foot distances as measured from the front property line by requiring a stepback. The portion of the building or structures located within six (6) feet of the front lot line shall be below the permitted height of 15 feet. The portion of the building or structures located within six (6) to 12 feet shall be below the permitted height of 24 feet.
4. **Parking.** The project shall provide parking pursuant to (LAMC) Section 12.21. C.10.
5. **Prevailing Front Yard Setback.** The project shall provide a five (5)-foot front yard setback.
6. **Landscape Plan:**
 - a. Xeriscape Requirements. The project shall comply with the existing xeriscape requirements set forth under Sections 12.40 through 12.43 of the Los Angeles Municipal Code (LAMC).
 - b. Landform Planting Design. The subject property falls within a Hillside Area and Special Grading Area. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.

- c. Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.
- d. Replacement, Relocation and Removal of Trees. As identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist (ISA #WE-7233) on November 4, 2019, there are four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree on site. The subject project is proposing to remove one (1) Protected Southern California Black Walnut Tree. Four (4) trees will be planted on a 4:1 ratio for the one (1) Protected Southern California Black Walnut Tree being removed. This Tree Report was approved by the Urban Forestry Division on November 30, 2019.

NOTE: Attachment “Exhibit B” lists the regulating codes and statutes regarding construction requirements and restrictions.

Administrative Conditions

- 7. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff “Final Plans”. A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 8. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 10. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 11. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code Compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

12. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
13. **Covenant.** Prior to the effectuation of this grant a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.
14. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
 - e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

The subject project proposes to construct a new, three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1-square foot vacant lot within the Mount Washington-Glassell Park Specific Plan.

The parcels surrounding this project site have a land use designation of Low Residential and are zoned R1-1. The surrounding area is vacant or developed with single-family dwellings.

The proposed residential project meets the requirements of Section 6 of the Mount Washington-Glassell Park Specific Plan for One-Family Project standards and Los Angeles Municipal Code 11.5.7, as follows:

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

a. Floor Area.

Per the Mount Washington-Glassell Park Specific Plan Ordinance floor area is based on a prescribed formula for properties that are more than 5,000 square feet in size, but less than 10,000 square feet in size. The Specific Plan determines a maximum Floor Area Ratio (FAR) for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, by using the following equation: $0.50 - \{[(\text{Lot Area} - 5,000) \times 0.10] \div 5,000\}$. For this project, the lot size is 8,914.1 square feet, and therefore the allowable maximum floor area ratio based on the formula is 0.42:1 or 3,743 square feet. As the project proposes a floor area of 0.41:1 or 3,633 square feet, the project would be in conformance with Section 6.A of the Specific Plan.

b. Building Height and Stepback.

The Mount Washington-Glassell Park Specific Plan permits a maximum height of 45 feet and requires that any portion of a building or structure located within six (6) and 12 feet of the front lot line be stepped back. Within six (6) feet of the property line, no building or structure shall exceed a height of 15 feet and within six (6) to 12 feet, no building or structure shall exceed a height of 24 feet above the street curb elevation at the centerline of the front lot line. As proposed, the single-family dwelling will have a height of 45 feet. The portion of the building or structures located within six (6) feet of the front lot line are below the permitted height of 15 feet. The portion of the building or structures located within six (6) to 12 feet are below the permitted height of 24 feet. As proposed, the building height and stepback distances are in compliance with Section 6.B of the Specific Plan.

c. Prevailing Front Yard Setback.

As indicated on Sheet A-000-1 of the stamped "Exhibit A," the prevailing front yard setback was calculated in accordance with Section 6.C of the Specific Plan. As calculated, the project would be required to observe a minimum five (5)-foot front yard setback. As proposed, the single-family dwelling will observe a five (5)-foot setback.

from the front lot line to the main building, which complies with Section 6.C of the Mount Washington-Glassell Park Specific Plan.

d. Off-street Automobile Parking Requirements for Additions and Remodeling.

Off-street automobile parking requirements for additions and remodeling does not apply since the proposed project is new construction. The property currently fronts a Substandard Hillside Limited Street and requires a two (2)-foot dedication. The project includes a 533-square foot attached garage, which provides two (2) covered parking spaces. The project complies with LAMC Section 12.21 C.10 and Section 6.D of the Mount Washington-Glassell Park Specific Plan.

e. Public Health and Safety.

Haul routes are required only when the import and export of earth from on-site exceeds 1,000 cubic yards. The project proposes the cut of 10 cubic yards of soil, the fill of 10 cubic yards of soil, and the export of 0 cubic yards of soil, and therefore, a haul route is not required and the project is compliant with Section 6.E of the Mount Washington-Glassell Park Specific Plan and the LAMC.

f. Landscaping and preservation, relocation, and removal of native and significant trees.

As identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist (ISA #WE-7233) on November 4, 2019, there are four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree on site. The subject project is proposing to remove one (1) Protected Southern California Black Walnut Tree. Four (4) trees will be planted on a 4:1 ratio for the one (1) Protected Southern California Black Walnut Tree being removed. This Tree Report was approved by the Urban Forestry Division on November 30, 2019.

The removal of the four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree are necessary as its current location is located within the footprint of the proposed project. The removal of these trees would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated since the proposed dwelling will be constructed within the footprint of the existing trees. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant levels. RCMs include requirements to conform with the California Building Code and the City’s Landform Grading Manual. 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. The project will be required to comply with the conditions contained within the Department of Building and Safety’s Geology and Soils Report Approval Letter dated December 18, 2020 for the proposed project. Compliance with regulatory compliance measures relative to grading will be reviewed through the grading permit approval process.

g. The architectural design elements of the front and rear building elevations vary from the adjacent buildings.

The architectural effects of the exterior will be composed of white, fiber cement shingles. The dwelling will mainly consist of concrete and cement with accents of wood. The dwelling will also have steel cable trellis for climbing plants, as well as a wood screen and wood siding that will be dark gray. The overall design aesthetic of the home will be modern and contemporary, and provide varied massing of the architectural elements that vary from the adjacent buildings, which consist of mainly light gray and beige stucco. The single-family dwelling will differ from adjacent buildings in that the addition will have a flat roof as opposed to the existing pitched roofs on the adjacent residences. As proposed, the architectural elevations and sections, attached as "Exhibit A" are in conformance with the Design Variation standards contained in Section 8C of the Mount Washington-Glassell Park Specific Plan.

2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The Planning Department has determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3 (new construction or conversion of small structures). This project is located at 464 North Crane Boulevard.

The project proposes new construction of a three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1-square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan.

There are six (6) Exceptions which must be considered in order to find a project exempt under Section 15303, Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. While the subject site is located within Hillside Area, Special Grading Area (BOE Basic Grid Map Act A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.82 kilometers from the Raymond Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City's Landform Grading Manual (see attached Regulatory Compliance Measures). 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. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils

Report Approval Letter dated December 18, 2020 for the proposed project. Thus, the location of the project will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the project, there is no active construction activity in the vicinity of Crane Boulevard where the subject property is located. The traffic study, prepared by Jano Baghdanian, P.E., T.E., PTOE of JB & Associates, LLC, concluded the project will result in a construction process without unnecessary delays and will coordinate schedules and parking with any developers in the surrounding area in order to minimize any negative effects on the community. Therefore, the project will not have any significant impacts to traffic. The subject project submitted a Construction Traffic Management Plan for review by the City's Department of Transportation (LADOT), pursuant to the LADOT's Hillside Development Construction Traffic Management Guidelines released on June 16, 2020. These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed project will be subject to the conditions detailed in the Project's Construction Traffic Management Plan, included in the case file, which was reviewed and stamped-approved by LADOT on March 11, 2021. The conditions imposed address any potential cumulative effects of various projects of the same type in the same area. 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. Therefore, the subject project will have no cumulative impact to the City's circulation system.

As mentioned, the project proposes new construction of a three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1-square foot vacant lot in an area zoned and designated for such development. All adjacent lots are vacant land or developed with single family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.41:1 or 3,633 square feet on a site that is permitted to have a maximum FAR of 0.42:1 or 3,743 square feet. The project proposes a building height of 45 feet which is not unusual for the vicinity of the subject site, and is similar in scope to other existing low residential in the area. As identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist (ISA #WE-7233) on November 4, 2019, there are four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree on site. The subject project is proposing to remove one (1) Protected Southern California Black Walnut Tree. Four (4) trees will be planted on a 4:1 ratio for the one (1) Protected Southern California Black Walnut Tree being removed. This Tree Report was approved by the Urban Forestry Division on November 30, 2019. Thus, there are no unusual circumstances which may lead to a 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 proposed project is located over 30.3 miles away from Topanga State Park, therefore, the subject site will not create any impacts within a designated 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. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with various City of Los Angeles Ordinances and State laws. Such RCMs include but are not limited to the 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.

Therefore, the exceptions of CEQA Guidelines Section 15300.2 do not apply, mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the Project and the Project is categorically exempt pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

FINAL PLAN SIGN OFF AND APPROVAL

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the San Fernando Valley, or the West Los Angeles Development Services Center. In order to assure that you receive services without waiting, applicants are encouraged to schedule an appointment with the Development Services Center by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building) San Fernando Valley or (310) 231-2901 (West LA) or through

the Department of City Planning website at <http://planning4la.org>. The applicant is further advised to notify any consultant representing you of this requirement.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning4la.org>. Planning Department public offices are located at:

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

*Valley Office
6262 Van Nuys Boulevard,
Suite 251
Van Nuys, CA 91401
(818) 374-5050*

*West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901*

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or the West LA development services Center. In order to assure that you receive service with a

minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building-San Fernando Valley) or (310) 231-2901 (West LA) or through the Department of City Planning website at <http://planning4la.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures 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.

VINCENT P. BERTONI, AICP
Director of Planning

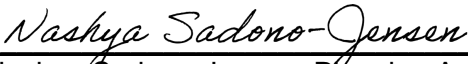
Approved by:

Reviewed by:


Debbie Lawrence, AICP, Senior City Planner


Nicole Sánchez, City Planner

Prepared by:


Nashya Sadono-Jensen, Planning Assistant
nashya.sadono-jensen@lacity.org

“Exhibit B”
Regulating Codes and Statutes Regarding Construction Requirements and Restrictions.

The Applicant or Owner shall be responsible for implementing all regulating Codes and Statutes in regards to construction regulations. All departments listed below are within the City of Los Angeles unless otherwise noted. As shown on the following table, each required regulating Code and Statute for the proposed project is listed and categorized by area, with accompanying enforcement agencies and contact numbers:

Construction Requirements		Enforcement Agency*	Contact
1	When temporarily blocking portions of streets for deliveries of construction materials, please provide flag persons to assist with pedestrian and vehicular traffic. LAMC 62.46	BOSS	(800) 996-2489
2	Street closures shall not take place during peak traffic hours. Any street, sidewalk, or other improvement work shall be in conformance with the latest Manual on Work Area Traffic Control. LAMC 62.1-07	BOSS	(800) 996-2489
3	Care should be taken to not overfill concrete trucks during deliveries. If spills occur it is the responsibility of the concrete company to immediately provide clean up. LAMC 62.130.	BOSS	(800) 996-2489
4	Construction noise should be kept to a minimum with consideration of the surrounding neighbors and only during hours permitted. Unnecessary noise shall be kept below legal levels. LAMC 112.01, 112.03, 112.04, 112.05 (City of Los Angeles Noise Ordinance No. 144,331 and 161,574)	LAPD, LADBS, BOSS	311 or (323) -344-5701 (non-emergency) (800)-996-2489
5	Streets and sidewalks adjacent to construction sites shall be swept and free of construction debris at all times. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489
6	Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions. LAMC 80.69.	LADOT	(213) 485-4184
7	If building materials are to be stored in the public right of way, it shall be by permit from the Department of Public Works, Bureau of Street Services, Investigations and Enforcement Division and shall conform to all applicable rules. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489

8	Comply with the following Permitted Construction/Demolition Hours. LAMC 41.40 Monday- Friday 7AM – 9 PM Saturday or National Holiday 8 AM – 6 PM Sunday No Work Permitted.	LAPD BOSS	(323) -344-5701 (800) 996-2489
9	The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.	LADBS	311
10	Compliance with provisions of the Southern California Air Quality Management District Rule 403 for dust and air pollution from construction activities.	SCAQMD	1-800-CUT SMOG
11	The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.	SCAQMD	1-800-CUT SMOG
12	In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.	SCAQMD	1-800-CUT SMOG

NOTE: Report a haul route violation online using this link:

<http://ladbs.org/services/core-services/inspection/inspection-special-assistance/haul-route-monitoring-program/haul-route-monitoring-program-complaint-form>

KEY:

LADBS—Los Angeles Department of Building and Safety

BOSS----Bureau of Street Services

LADOT--- Los Angeles Department of Transportation

LAPD--- Los Angeles Police Department

SCAQMD--- Southern California Air Quality Management District

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment