

**DEPARTMENT OF
CITY PLANNING**

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November 20, 2019

Starlight Property Venture (A)
9437 Santa Monica Blvd, Suite 208
Beverly Hills, CA 90210

Liberty Enterprises LLC (O)
11901 Santa Monica Blvd, Suite 320
Los Angeles, CA 90025

Land Use Developers (R)
7136 Haskell Ave, Suite 320
Van Nuys, CA 91406

RE: Vesting Tentative Tract Map No. 73277-SL
Related Case: N/A
Address: 4342-4344 West Willow Brook Avenue
Community Plan: Hollywood
Council District: 13
Existing Zone: RD1.5-1XL
CEQA: ENV-2015-3400-MND

EXTENSION OF TIME

On November 21, 2016, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 73277-SL located at 4342-4344 West Willow Brook Avenue for a maximum of 5 single-family lots in accordance with the Small Lot Subdivision in the Hollywood Community Plan that is zoned RD1.5-1XL.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension, totaling 8 years from the decision date for the recording of the final Vesting Tentative Tract Map No. 73277-SL at 4342-4344 West Willow Brook Avenue in the Hollywood Community Plan Area.

Therefore, the new expiration date for the subject map is **November 20, 2022** and no further extension time to record a final map can be granted.

Vincent P. Bertoni, AICP
Director of Planning

Robert Duenas
Deputy Advisory Agency
VPB:BD:AMV:TO
cc: Councilmember Mitch O'Farrell

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DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: November 21, 2016

Appeal End Date: December 01, 2016

Todd Neal (A)(O)
901 North Cooper Street
Los Angeles, CA 90042

Rubens Calderon (R)
221 East Pomona Avenue
Monrovia, CA 91016

RE: Vesting Tentative Tract No. 73277-SL
Related Case: None
4344 West Willow Brook Avenue
Hollywood Planning Area
Zone : RD1.5-1XL
D.M. : 144A201
C.D. : 13
CEQA: ENV-2015-3400-MND
Legal Description: Conner's Subdivision
of the Johannsen Tract, Lot 81

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2015-3400-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Vesting Tentative Tract No. 73277-SL, located at 4344 West Willow Brook Avenue for a maximum of five (5) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated September 16, 2015 in the Hollywood Community Plan. This unit density is based on the RD1.5 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central District Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. 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 March 25, 2015, Log No. 87454 and attached to the case file for Tract No. 73277.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - c. Lot 1 does not comply with the minimum 15 ft. front yard setback along Willow Brook Avenue after required street dedication is taken as required for the **RD1.5-1XL** 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.
 - d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot".

No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.

- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

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

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 satisfaction 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 units. 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 Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

- 8. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
- b. 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.
- c. The Fire Department may require additional roof access via parapet access room ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- d. Site plans shall include all overhead utility lines adjacent to the site.
- e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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 (213) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of five (5) lots.
 - b. Provide a minimum of two (2) off-street parking spaces per dwelling unit.
 - c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site.

The project shall comply with the setbacks as indicated in the table below:

Setbacks			
Lot	Front Yard (East)	Rear Yard (West)	Side Yards
1	20'-0"	5'-6"	10'-2" North; 0'-3" South
2	20'-0"	5'-6"	0'-3" North; 0'-3" South
3	20'-0"	5'-6"	0'-3" North; 0'-3" South
4	20'-0"	5'-6"	0'-3" North; 0'-3" South
5	20'-0"	5'-6"	0'-3" North; 5'-0" South

Not approved:

- 1. A Zoning Administrator Adjustment to allow a building height of 32.5 feet in lieu of the required 30 feet in Height District 1XL.
- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (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.

- h. 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.
 - i. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
14. 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 building(s) shall not be issued until the final map has been recorded.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

15. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition

Nos. 16 and 17 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

16. Prior to the recordation of the final map, the subdivider will 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:

MM-1. The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.

MM-2. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

17. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2. Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

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 Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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 tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.

- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Willow Brook Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a) Improve Willow Brook 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.
 - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
- b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

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

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The project was issued Mitigated Negative Declaration ENV-2015-3400-MND on August 10, 2016. Potential negative impacts could occur from the project's implementation due to:

- Demolition/Construction Activities
- Safety Hazards

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2015-3400-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 16 and 17** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 15. Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 73277-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 adopted Hollywood Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD2 and RD1.5. The subject property is 9,295 net square feet in size and is presently zoned RD1.5-1XL. The adopted Plan and existing zone allows for the proposed map. The proposed map is not located within an adopted Specific Plan. The proposed map is therefore consistent with the applicable General Plan.

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

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD2 and RD1.5. The property contains approximately 0.21 net acres (9,295 net square) and is presently zoned RD1.5-1XL.

The proposed tract is to create five lots for five dwellings under the Small Lot Ordinance. Lot sizes will range from 1,682 square feet to 2,256 square feet, thereby meeting the minimum lot size requirement of 600 square feet per the Small Lot Ordinance. All lots meet the minimum lot width requirement of 16 feet. The proposed map is consistent with the density requirements of the RD1.5 Zone – a maximum of six lots/dwellings are permitted on the site. The project will have a 10-foot, 2-inch setback along Willow Brook Avenue, which is consistent with the

prevailing setback. The subdivision will maintain a minimum 20-foot setback from adjoining properties to the east, and a minimum 5.5-foot setback from adjoining properties to the west.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. There is an existing sewer available in Willow Brook Avenue adjoining the subdivision. The tract will connect to the public sewer system and will not result in a violation of the California Water Code. As a condition of approval, the subdivider is required to make improvements on Willow Brook Avenue adjoining the subdivision by constructing a concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway, in order to meet current street standards.

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

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

A soils report was prepared for the proposed construction of five, three-story single-family residences with slab on grade. According to the report, the subsurface materials have moderate expansive potential, and consist of native soil of silty sand, sandy silt, and sandy silt clay. No groundwater was encountered during the exploration down to 10 feet. The report recommends over-excavating the upper soil, and supporting the proposed structures with spread footings bearing on the compacted fill.

The Grading Division of the Department of Building and Safety reviewed the soils report for the proposed project and determined that the soils report is acceptable, subject to the conditions contained in the Inter-Departmental Letter dated March 25, 2015, Log No. 87454, and as hereby conditioned by the Department of City Planning for the tract approval (Condition No. 5). Therefore as conditioned, the site is physically suitable for the proposed type of development.

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

The subject site is zoned RD1.5-1XL and designated Low Medium II in the Hollywood Community Plan. Adjacent land uses consist of multi-family dwellings. Per the requirements of the RD1.5 Zone and the Small Lot Ordinance, the 9,295 square-foot site is sufficient in size for a five-lot subdivision. With the conditions of approval imposed by the Department of Building and Safety, Grading Division, the site is physically suitable for the proposed density of development.

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

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2015-3400-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 16 and 17** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 15.

Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

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

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

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

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

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

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

- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate,

contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

- 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) 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.

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

- (i) **SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS DO NOT MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE.**

The features of this site, as well as the location of existing improvements thereon, do not make the strict adherence to the zoning regulations impractical or infeasible. The project developed to the code limitation of 30 feet in height would be logical, as it would allow for the functional integration of the project with existing improvements in the area.

- (j) **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 NOT BE COMPATIBLE WITH AND WILL ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE AND SAFETY.**

Each dwelling unit will be three stories. The applicant is requesting a Zoning Administrator Adjustment to permit a height increase to 32.5 feet in lieu of the permitted maximum height of 30 feet in Height District No. 1XL. The applicant states that the Project would have a modern architectural design and the extra 2.5 feet would permit the desired design.

There are several buildings within the vicinity of the subject site, including the easterly adjacent property, which are over 30 feet in height. But, with the sole exception of one property (1021 Hoover Street), all of these structures were built prior to 1989 when a zone and height district change from R4-1 to RD1.5-1XL occurred (Case No. CPC-1986-831-GPC). Height is unlimited in the R4-1 Zone with the only restriction being a floor area ratio (FAR) of 3:1. The structure at 1021

North Hoover Street, constructed in 2003, is 41 feet in height, however, the property is located within two zones – the RD1.5-1XL Zone and the CM-1VL Zone. The CM-1VL Zone allows a height of 45 feet.

In this instance, there are no unique characteristics about the site. The Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide viable, functional, livable dwellings can be accommodated in a manner consistent with the intent and purpose of the zoning regulations, while meeting the 30 feet height limit.

- (k) THE PROJECT IS NOT IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY SPECIFIC PLAN.

The site is located within the Hollywood Community Plan Area. The plan designates the subject site for Low Medium II Residential land use with corresponding zones of RD2 and RD1.5. The subject property is zoned RD1.5-1XL. It is not located within a Specific Plan.

The granting of an adjustment is not inconsistent with the intent and purpose of the Community Plan. The Hollywood Community Plan does not specifically address adjustments.

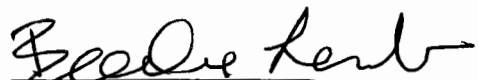
The zoning regulations include height restrictions in order to provide for compatibility between respective properties. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics which a specific parcel and its intended use may have. In this instance, there are no unique characteristics about the site that warrant a deviation from the 30 feet height limitation.

These findings shall apply to both the tentative and final maps for Tract No. 73277-SL.

Vincent P. Bertoni, AICP
Advisory Agency



KEVIN S. GOLDEN
Deputy Advisory Agency



BLAKE E. LAMB
Senior City Planner

VPB:BEL:KSG:JV

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

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

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

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

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

LEGEND

(---)	EXISTING CONTOUR
(---)	EXISTING BUILDING
(---)	EXISTING WOOD FENCE
(---)	EXISTING CHAIN LINK FENCE
(---)	EXISTING WALL
(---)	EXISTING WROUGHT IRON FENCE
(---)	PROPERTY LINE
(---)	TOP OF WALL
(---)	EDGE OF PAVEMENT
(---)	ASPHALTIC CONCRETE
(---)	POWER POLE
(---)	EXISTING ELEVATION
(---)	CENTERLINE
(---)	EDGE OF GUTTER
(---)	PORTLAND CEMENT CONCRETE
(---)	TOP OF CURB
(---)	TOP OF GRATE
(---)	FINISHED SURFACE
(---)	FINISHED FLOOR
(---)	FLOW LINE
(---)	LAWN
(---)	DIRT
(---)	CONTROL POINT
(---)	EDGE OF WALK
(---)	BACK OF WALK
(---)	WATER METER
(---)	PULL BOX
(---)	GAS METER
(---)	FIRE HYDRANT
(---)	SEWER MANHOLE
(---)	TOP OF PLANTER WALL

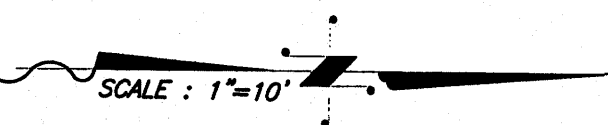
(A) PROPOSED EASEMENT FOR INGRESS & EASEMENT, DRAINAGE & UTILITY FOR THE BENEFITS OF LOT 1, 2, 3, 4 & 5.

LEGAL DESCRIPTION:

LOT 81 OF CONNER'S SUBDIVISION OF THE JOHANNSEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MONUMENT NOTES

- SEARCHED & FD. NOTHING ESTAB. BY FD. TIES PER F.B. 144-201 PAGE 159.
- SEARCHED & FD. NOTHING ESTAB. BY FD. TIES PER F.B. 144-201 PAGE 122.
- SEARCHED & FD. NOTHING ESTAB. BY FD. TIES PER F.B. 144-201 PAGE 148.
- SEARCHED & FD. NOTHING ESTAB. BY FD. TIES PER F.B. 144-201 PAGE 147.



SETBACK MATRIX

LOT NUMBER	GR. AREA (SF)	SETBACK NORTH (SIDE)	SETBACK EAST (FRONT)	SETBACK SOUTH (SIDE)	SETBACK WEST (SIDE)
LOT 1	2,256.1	10'-2"	28'-0"	0'-3"	5'-6"
LOT 2	1,682.7	0'-3"	28'-0"	0'-3"	5'-6"
LOT 3	1,682.6	0'-3"	28'-0"	0'-3"	5'-6"
LOT 4	1,682.5	0'-3"	28'-0"	0'-3"	5'-6"
LOT 5	1,983.2	0'-3"	28'-0"	5'-0"	5'-6"

VESTING TENTATIVE TRACT MAP NO. 73277

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 81 OF CONNER'S SUBDIVISION OF THE JOHANNSEN TRACT, AS PER MAP RECORDED IN BOOK 15, PAGE 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL, PURSUANT TO ORDDINANCE No. 176,354

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
SEP 16 2015
REVISED MAP
FINAL MAP UNIT
EXTENSION OF TIME
MODIFIED
DEPUTY ADVISORY AGENCY

PROJECT

5-LOT SUBDIVISION

OWNER

TODD NEAL
4344 WILLOWBROOK AVENUE
LOS ANGELES, CA 90029

UTILITIES NOTE

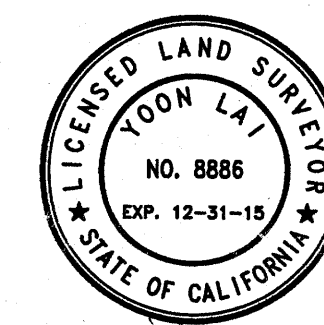
WATERMAIN AND GASLINE ARE AVAILABLE ON THE STREET. THE LOCATIONS ARE TO BE VERIFIED WITH UTILITY COMPANIES.

NOTE:
THIS MAP REPRESENTS A SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354

NOTE: THERE NO PROTECTED TREES INCLUDING OAK & NATIVE

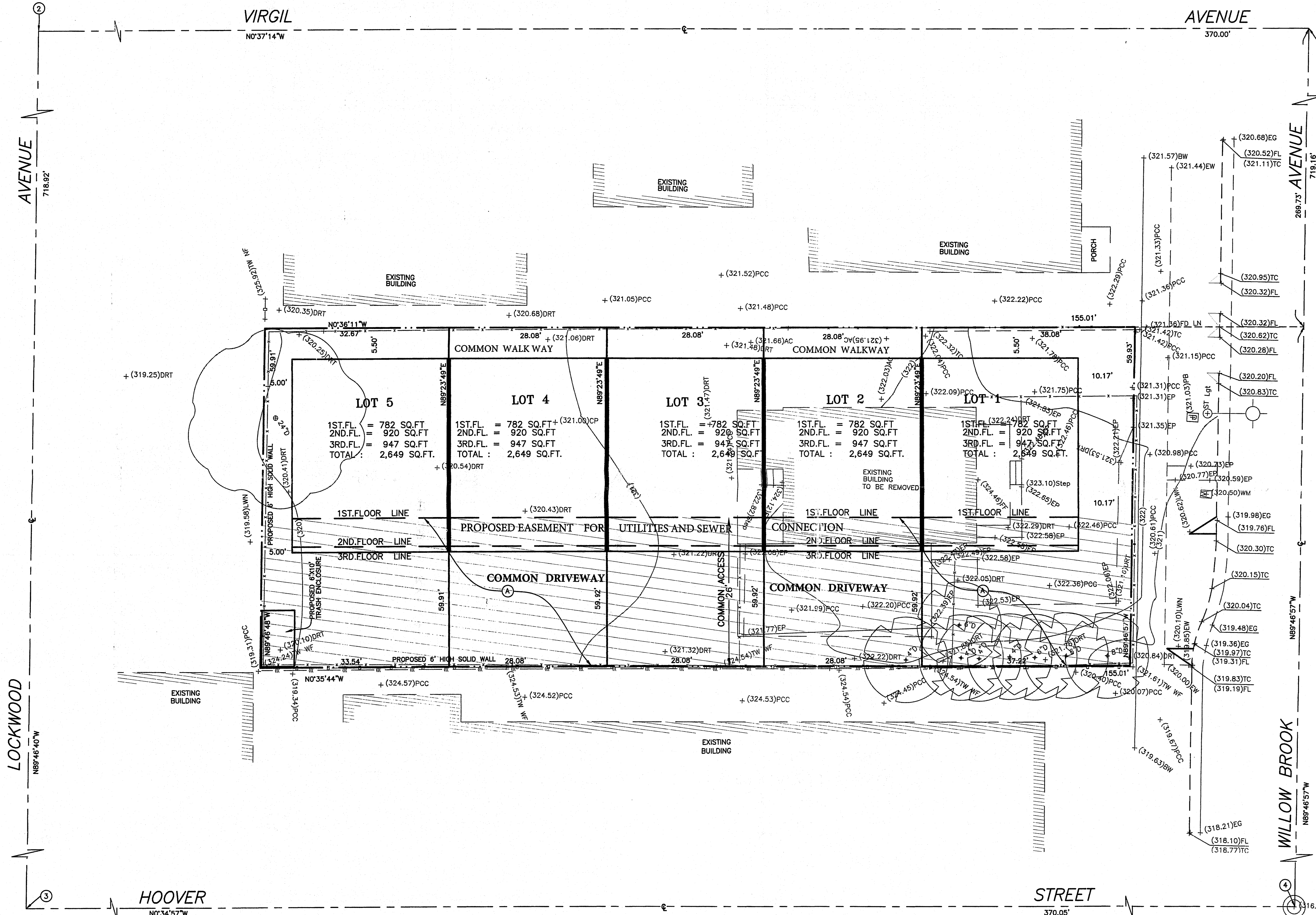
TENTATIVE APPROVAL

NO: 177-73277
Approved without conditions
BY: [Signature]
Department of Building & Safety
Grading Division [Signature]



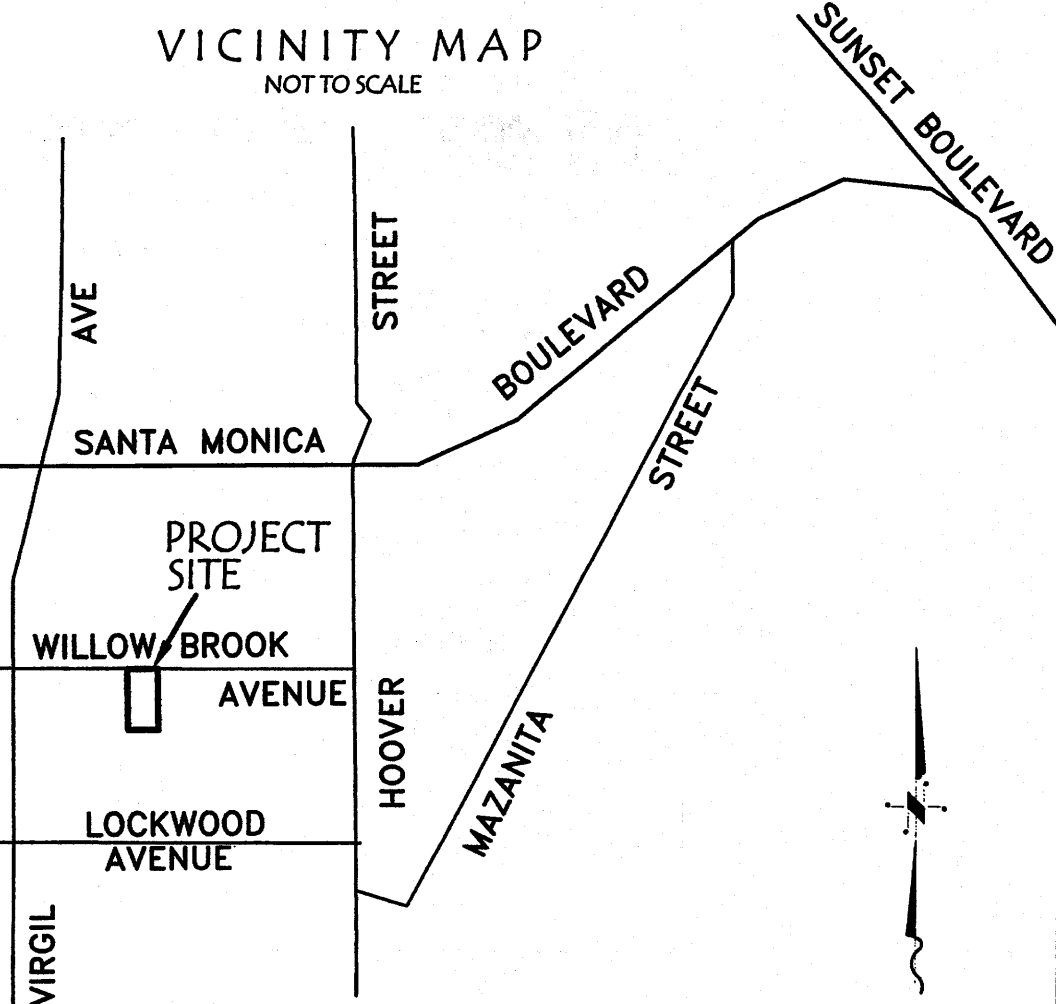
July 1, 2015

DATE OF FIELD SURVEY: NOVEMBER 17, 2014



VICINITY MAP

NOT TO SCALE



BENCH MARK

CITY BENCHMARK NO: 12-08130

WIRE SPK IN ELY CURB MYRA AVE;
6FT NELY OF E.P. L. HOOVER ST; SLY END CB

DATUM: NAVD 1988
YEAR OF ADJUSTMENT: 2000

ELEVATION: 317.402'

PREPARED FOR:

TODD NEAL
4344 WILLOW BROOK AVENUE
LOS ANGELES, CA 90029

MAP PREPARED BY:

CaliLand Engineering, Inc.
Civil Engineering • Land Surveying • Subdivision
1216 SOUTH GARFIELD AVENUE, SUITE 200, ALHAMBRA, CA 91801
Phone: (626)281-2288 Fax: (626)281-2088
Visit us at: www.CaliLand.net

FIELD BOOK REF.

REVISIONS	APPR	DATE

CITY OF LOS ANGELES

SURVEYED BY
KL KE
DRAWN BY
KE
DATE
06/10/2015

VESTING TENTATIVE TRACT MAP NO. 73277

4344 WILLOW BROOK AVENUE
LOS ANGELES, CA 90029

APN NO.: 5539-006-008

W.O. NO.

2014-1063

ROAD NO.

FILE NO.

SHEET

OF

1 1