

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
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CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
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ARTHI L. VARMA, AICP
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 12, 2022

Valmont Holdings, LLC (A/O)
4250 Pennsylvania Avenue, #204
La Crescenta, CA 91214

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

Re: TT-83067-CN-HCA
7026 W. Valmont Street
Sunland-Tujunga-Lake View Terrace-
Shadow Hills-East La Tuna Canyon
Community Plan Area
Zone : RD3-1
D.M. : 204-B-201
C.D. : 7 - Rodriguez
CEQA : ENV-2020-3189-CE
Legal Description: FR 140 (Arb 3 and 4), Los
Terrenitos Tract

LETTER OF CLARIFICATION

On May 27, 2021, in accordance with Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued Categorical Exemption No. ENV-2020-3189-CE as the environmental clearance, and approved Tentative Tract No. TT-83067-CN-HCA, located at 7026 N. Valmont Street for a maximum eight residential condominiums, and a Zoning Administrator's Adjustment to allow a 3 percent deviation from the required lot area of the 8th condominium as shown on revised map stamp-dated May 15, 2020 in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan.

On April 25, 2022, the applicant's representative submitted a request for clarification of Condition No. 12.d. of the Advisory Agency's approval to address the permitter wall height due to the change in elevation of the subject site being higher than adjacent properties and resulting in a total wall height which violates the zoning requirements. The requested clarification is consistent with the approved map and plans that were originally approved by the Advisory Agency and does not result in a significant change to the project as the project continues to meet the intent of the original approval. This letter clarifies Condition No. 12.d. of TT-83067-CN-HCA to allow a 42-inch guardrail to replace the requirement of a 6-foot-high masonry block wall as shown Sheets A1.A through A1.C attached.

Condition No. 12.d. shall be clarified to read as follows:

- d. That prior to issuance of a certificate of occupancy, a minimum ~~6-foot-high masonry block wall~~ **42-inch guardrail** shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.

All other Conditions of Approval for TT-83067-CN-HCA approved on May 27, 2021, shall remain as originally written.

VINCENT P. BERTONI, AICP
Director of Planning



JOJO PEWSAWANG
Deputy Advisory Agency

JP:SH:ly

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: May 27, 2021

Appeal End Date: June 7, 2021

Valmont Holdings, LLC (A/O)
4250 Pennsylvania Avenue, #204
La Crescenta, CA 91214

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C.D. : 7 - Rodriguez
CEQA : ENV-2020-3189-CE
Legal Description: FR 140 (Arb 3 and 4), Los
Terrenitos Tract

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Tentative Tract Map No. TT-83067-CN-HCA, comprised of two tied lots merged into one ground lot for the subdivision of **eight residential condominiums**, located at 7026 Valmont Street, as shown on the map stamp-dated May 15, 2020, and a Zoning Administrator's Adjustment to allow a 3 percent deviation from required lot area for the 8th condominium. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding BOE conditions should be directed to Quyên Phan of the Permit Case Management Division at (213) 808-8604 (email: quyen.phan@lacity.org).

1. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. A minimum 24,000 square feet of lot area is required to maintain the proposed eight dwelling units after the required street dedication is taken for the RD3 Zone. Revise the proposed number of dwellings to show compliance to the allowable density or obtain approval from City Planning to allow for eight dwelling units on a lot less than 24,000 square feet in lot area.
 - b. Show the street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

Notes:

This project site is within the Foothill Boulevard Corridor Specific Plan Area.

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

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401. Please contact Brandon Wilson at brandon.wilson@lacity.org or (818) 374-4699 with any questions.

4. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is provided between any security gate or parking space and the property line, or to the satisfaction of DOT.
 - b. A driveway apron width of $W=30$ feet is required for all two-way driveways, or to the satisfaction of DOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.
 - d. The subdivision report fee and condition clearance shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

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

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. Fire lane requirements:

- i. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - ii. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - iii. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - iv. Submit plot plans indicating access road and turning area for Fire Department approval.
 - v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - vi. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - vii. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - viii. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - ix. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
 - h. Where above-ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - i. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - j. 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.

- k. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
 - i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - iii. This policy does not apply to single-family dwellings or to non-residential buildings.
- l. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- m. Site plans shall include all overhead utility lines adjacent to the site.
- n. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- o. No proposed development utilizing cluster, group, or condominium design of one- or two-family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- p. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- q. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- r. Standard cut-corners will be used on all turns.
- s. FPB #1105. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- t. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and

adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- i. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
- ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
- iii. In the event that the property owners' association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
- iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
- v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- u. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- v. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- w. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- x. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
- y. Entrance to the main lobby shall be located off the address side of the building.
- z. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

- aa. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- bb. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- cc. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 6. The project site is located on the pedestrian and bus routes for students attending Pinewood Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone number (213) 580-2950 or (213) 580-2900, and the principals or designees of Pinewood Elementary School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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

- 8. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

- 9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated October 6, 2020. 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

10. 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

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

12. 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 eight residential condominium units.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition to the above, provide a minimum of ½ guest parking spaces per dwelling (total of four spaces). All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted, and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- c. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered an approximately 3 percent reduction in lot area for the 8th dwelling unit under the tract map approval. Such minor deviations to the density are allowed in the event that they are necessary to accommodate other conditions of approval as required by other City agencies.

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high masonry block wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.
- e. 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.
- f. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office, and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 The subdivider shall plant a total of 19 24-inch box trees (including eight California Black Walnut trees and six Toyon trees) as shown on the Landscape Plan stamp-dated December 5, 2018 by the Department of City Planning for Case No. ADM-2018-7140-OVR. Failure to comply with this condition as written shall require the filing of a

modification to this tract map in order to clear the condition and the filing of a new administrative review with the Foothill Corridor Specific Plan.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) Construct one (1) new streetlight on Valmont Street.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current

standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter, and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Valmont Street being dedicated and adjoining the subdivision by the construction of the following:
 - (a) A concrete curb, a concrete gutter, and a 13-foot full-width concrete sidewalk with tree wells.
 - (b) Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway.
 - (c) Any necessary removal and reconstruction of existing improvements.
 - (d) The necessary transitions to join the existing improvements.

NOTES:

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

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

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

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

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

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As

part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

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

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. TT-83067-CN-HCA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulate, but are not limited to, the maximum permitted density, height, parking, and the subdivision of land. The subject site is also located within the Foothill Boulevard Corridor Specific Plan (but outside a Specific Plan Major Activity or Target Area) and thus is subject to the provisions contained therein.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, which designates the site with a Low Medium I Residential land use designation. The land use designation lists the R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1 Zones as the corresponding zones. The project site is zoned RD3-1, which is consistent with the land use designation.

As previously mentioned, the property is subject to the applicable provisions of the Foothill Boulevard Corridor Specific Plan that address topics such as screening mechanical equipment and trash areas, lighting, access and circulation, development and design standards, and parking regulations. The project currently under construction (eight two-story multiple-family residential condominium units distributed across four duplexes, each with attached two-car garages and private yards; four visitor parking spaces; and 925 square feet of common open space) was reviewed for compliance with the Specific Plan

through Administrative Clearance No. ADM-2018-7140-OVR, which was approved on December 5, 2018. Apartment buildings or duplexes in this instance are approved for density prior to any street dedications; whereas, for condominiums, density is calculated after the dedicated area is subtracted. After required dedications, the project site has approximately 23,905 square feet of lot area, which would permit a maximum of seven dwelling units. As part of the tract case the applicant is requesting a Zoning Administrator's Adjustment to allow a lot area of 2,905 square feet for the 8th unit, in lieu of the 3,000 square feet otherwise required in the RD3-1 Zone. This represents a deviation of 3 percent from the required lot area.

Pursuant to LAMC Section 17.06 B, a Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Moreover, Tentative Tract Map No. TT-83067, stamp-dated May 15, 2020, was prepared by Registered Professional Engineer Hayk Martirosian, License No. C52563. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B and is consistent with the applicable General Plan.

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

For the purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD3-1, the zone would permit a maximum of seven dwellings on the approximately 23,905 square-foot site. Pursuant to LAMC Section 17.03, through which the Advisory Agency may act in the capacity of an Associate Zoning Administrator and may authorize deviations of no more than 20 percent from applicable area requirements, the applicant is requesting a 3 percent deviation from the lot area required for the 8th unit, to allow for a total of eight residential condominium units.

Section 2 of the Foothill Boulevard Corridor Specific Plan establishes two purposes relevant to the proposed tract map, as follows:

- To ensure that future development in the area occurs in a manner that is environmentally sensitive, considering existing topography, surrounding low-density residential, capacity of the street and circulation system, and scenic views of the local mountains.

- To enhance multiple-family development in the area by establishing coordinated and comprehensive standards for parking, vehicle circulation, building height, building design, building mass, open space, landscape, and street improvements.

The tract map proposes a total of eight residential condominiums, in keeping with the RD3-1 Zone (with a 3 percent adjustment in required area for the 8th lot) that is applicable to the project site as well as all surrounding properties. In addition, building plans for the four duplexes currently under construction were reviewed by Department of City Planning staff for compliance with the General Provisions and the Multiple-Family Residential Provisions of the Foothill Boulevard Corridor Specific Plan and approved on December 5, 2018.

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

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

The project site consists of two contiguous parcels with a total net area of 23,905 square feet. Three single-family dwellings and a detached garage were previously demolished on the project site, which was subsequently cleared of vegetation. The project site is located within the Verdugo Fault zone but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated Hillside Area, but it is within the BOE Special Grading Area. The site is not located within a High Fire Hazard Severity Zone, Flood Zone, or a landslide, liquefaction, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is outside the Flood Zone. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas.

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

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

The project site is located in a residential neighborhood with a mix of one-story and two-story single-family dwellings, with small multifamily buildings on the larger lots. Like the site, all surrounding properties are zoned RD3-1 with a General Plan Land Use designation of Low Medium I Residential, with the exception of Pinewood Elementary

School, which is located catty-corner to the northwest. Lot sizes of the adjoining properties vary widely, from approximately 5,500 square feet to more than 23,000 square feet. The project site, which is comprised of two parcels, consists of approximately 23,905 square feet of land (after street dedication) and is being developed with four two-story duplexes. The project proposes to subdivide the lot into eight residential condominiums. As proposed, the density and height are consistent with the zone and land use designation. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

An eight-unit residential condominium project consisting of four duplexes is currently under construction on the project site. Improvements on the site previous to demolition include three single-family dwellings and a detached garage built in the early 1950s. The landscape plan approved under Case No. ADM-2018-7140-OVR shows five existing trees to remain on the site and six new trees to be planted (California black walnut) as well as eight toyon shrubs. There are no trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

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

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

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Valmont Street, which is a public street. The project site consists of two contiguous parcels identified as Arb 3 and 4, of a fraction of Lot No. 140 of Los Terrenitos Tract and are identified by the Assessor Parcel No. 2568-003-054. There are no known easements acquired by the public at large for access through or use of the property within the

proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

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

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

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

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

ADJUSTMENT FINDINGS (Sections 17.53 J and 12.28 C.4)

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

The RD3-1 Zone requires a minimum of 3,000 square feet per dwelling unit. Prior to the required street dedication, the subject site totaled 24,911 square feet, and after dedication, 23,905 square feet. The difference of 95 feet in area reduced the allowed density of the site, from eight units to seven units. LAMC Section 17.03 A authorizes the Deputy Advisory Agency, acting in the capacity of an Associate Zoning Administrator, to grant a deviation of no more than 20 percent from applicable area, yard, and height requirements. According to the tract map for the subject site, seven of the eight units would comply with the minimum lot area of 3,000 square feet, while the 8th lot would have an area of 2,905 square feet, due to required street dedications. The 95 square-foot difference represents a 3 percent deviation from the lot area requirement.

Despite the deviation, the project provides ample private and shared open space. Each of the condominiums has a private yard ranging from 412 square feet to 856 square feet, and there is also a common open space area totaling 925 square feet. Therefore, although the site characteristics make strict adherence to the zoning regulations infeasible, the project conforms with their intent.

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

Development in the neighborhood surrounding the subject site is a mix of one- and two-story single-family and multiple-family dwellings. The proposed project, which consists of an eight-unit residential condominium distributed among four two-story duplexes, is compatible with the existing development. Although the subject site slopes slightly downward toward the southern property line, due to the low scale of development on the subject site, the change in grade does not result in significant impacts on surrounding properties. The subject property adjoins a similar multifamily development at 2001-2015 Elmo Street and two other residential condominium projects are located on the same side of the street within 400 feet of the project site, at 7006 Valmont Street and 6920-6924 Valmont Street. Therefore, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the Project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and additional elements adopted by the City Council. Approval of the proposed tract map with a 3 percent adjustment in required lot area for one residential condominium is consistent with the following Framework Element goals and objectives:

Objective 3.6.1: Ensure that the new development of "duplex" or multifamily units maintains the visual and physical character of adjacent single-family neighborhoods, including the maintenance of front property setbacks, modulation of building volumes and articulation of façade to convey the sense of individual units, and use of building materials that characterize single-family housing.

Objective 3.7: Provide for the stability and enhancement of multifamily neighborhoods and allow for growth in areas where there is sufficient public

infrastructure and services and the residents' quality of life can be maintained or improved.

The tract map proposes to provide eight residential condominiums distributed across four two-story duplexes that are similar in size and scale to large single-family homes. In addition to a 15-foot front yard setback, the duplexes are separated from adjacent units by private yard and parking and landscaped areas. Individual entrances and attached garages help to distinguish each unit. The project site is located in a neighborhood where single-family residential development began more than 80 years ago and now RD3-1 Zone predominates, allowing for low-scale multifamily development.

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the property for Low Medium I Residential land use with corresponding zones of R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1. The Community Plan promotes an arrangement of land uses, streets, and services that encourage and contribute to the economic, social, and physical health, safety, welfare, and convenience of the people who live and work in the community. Approval of the project is in substantial conformance with the Community Plan as follows:

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and which increases accessibility to services and facilities.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.2: 1-3.2 Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

The proposed tract map creates infill housing in a neighborhood that has been transitioning for many years from primarily single-family to low-scale, small multifamily development. As mentioned above, the four duplexes that are now under construction on the project site mimic the low scale and massing of surrounding development. In addition, the project site is located close to existing services, including elementary and high schools, parks, and the Commerce Avenue business district.

Section 2 of the Foothill Boulevard Corridor Specific Plan establishes two purposes relevant to the proposed tract map, as follows:

- To ensure that future development in the area occurs in a manner that is environmentally sensitive, considering existing topography, surrounding low-density residential, capacity of the street and circulation system, and scenic views of the local mountains.
- To enhance multiple-family development in the area by establishing coordinated and comprehensive standards for parking, vehicle circulation, building height, building design, building mass, open space, landscape, and street improvements.

The tract map proposes a total of eight residential condominiums, in keeping with the RD3-1 Zone (with a 3 percent adjustment in required area for the 8th lot) that is applicable to the

project site as well as all surrounding properties. Denial of this 3 percent deviation would result in rental units in lieu of the proposed for-sale condominium units. In addition, building plans for the four duplexes currently under construction were reviewed by Department of City Planning staff for compliance with the General Provisions and the Multiple-Family Residential Provisions of the Foothill Boulevard Corridor Specific Plan and approved on December 5, 2018.

These findings shall apply to both the tentative and final maps for Tentative Tract No TT-83067-CN-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency

Andrew Jorgensen

ANDREW JORGENSEN, AICP
Deputy Advisory Agency

AJ:CR:SH:KM:mh

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

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

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

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

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

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

