



Comments for Case Number:  
VTT-73835-SL

10/13/2022

NELSON RODRIGUEZ

TIME EXTENSIONS GRANTED PURSUANT TO GOV. CODE SECTION 66452.6(A)(1) IN  
CONSULTATION WITH MY MZ & KHF. THE NEW DATE IS JANUARY 17, 2024.

01/04/2017

MARY CROWELL

LOD DISTRIBUTED DATED 01/06/2016. CE CASE NO NOD NEEDED.

12/12/2016

MARY CROWELL

STAFF REPORT COMPLETED & UPLOADED 12/08.

10/11/2016

UNKNOWN

NO SOILS REPORT REQUIRED; DOT REC'D 10/11/16; STREET LIGHTING 11/5/15

10/23/2015

EDRICK TANAHAN

CASE DISTRIBUTED.

DEPARTMENT OF  
**CITY PLANNING**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

**CITY PLANNING COMMISSION**

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PRESIDENT

RENEE DAKE WILSON  
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**CITY OF LOS ANGELES**  
CALIFORNIA



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<http://planning.lacity.org>

**Decision Date:** January 6, 2017

**Appeal End Date:** January 17, 2017

Andrew Raitt  
Hamlin 1, LLC (O/A)  
65 Pine Ave #541  
Long Beach, CA 90802

Steve Nazemi (R)  
DHS& Associates  
275 Centennial Way #205  
Tustin, CA 92780

**Re:** Vesting Tentative Tract No. 73835-SL  
**Address:** 11749-11757 West Hamlin Street  
**Plan Area:** North Hollywood – Valley Village  
**Zone :** RD1.5-1  
**D.M. :** 180-B-169  
**C.D. :** 2  
**CEQA:** ENV-2015-3615-CE  
**Legal :** Lots 5 and Arb 1 & 6 and Arb2;  
Tract 6009

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued ENV-2015-3615-CE, a categorical exemption, as the environmental clearance, and approved Vesting Tentative Tract No. 73835-SL, a **10 lot single-family development** in accordance with the Small Lot Subdivision provisions (Ordinance 176,354). The project is located at 11749-11757 Hamlin Street, as shown on map stamp-dated October 2, 2015, in the North Hollywood – Valley Village Community Plan. This unit density is based on the RD1.5-1 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.) For an appointment with the Development Service Center call (213) 482-7077 or (818) 374-5050. 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.

The approved Small Lot Subdivision is not vested to the provisions of Section 12.22-C.27 until a final map is recorded. Building permit applications prior to the recordation of a final map must comply with all of the provisions of the Los Angeles Municipal Code (LAMC) including but not limited to setbacks, access width, open space, and passageway unless the Planning Department has granted approval of deviations from the provisions of said LAMC Section.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 5-foot wide strip of land be dedicated along Hamlin Street adjoining the tract to complete a 30-foot wide right-of-way.
2. 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.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley District Engineering District Office.
5. 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.

Note: Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484. See Condition No. S-3 (i) for further improvements.

**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 re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
  - c. Provide a minimum of 15 foot front yard setback along Hamlin Street for Lots 5 and 10 after required 5 foot street dedication is taken as required for the RD1.5 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
  - d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, drainage and sewer in the final map.

Notes:

There is a 20 ft. Building Line along Hamlin Street on this Subdivision.

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

The property is located Laurel Canyon Commercial Corridor Redevelopment Project Area.

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.

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.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Francia at (213) 482-0010 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

7. 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 required between any security gate or parking space and the property line, to the satisfaction of the DOT.
  - b. A two-way driveway width of  $W=28$  feet is required for residential sites between 5 and 25 parking spaces.
  - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
  - d. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and Los Angeles Municipal Code (LAMC) Section 19.15 prior to recordation of

the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Note: The applicant may be required to comply with any other applicable fees per this new ordinance. If you have any questions, you may contact Taghi Gharagozli, at [taghi.gharagozli@lacity.org](mailto:taghi.gharagozli@lacity.org) or 818-374-4699.

## **FIRE DEPARTMENT**

8. 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 site/plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. All homes shall have noncombustible roofs. (Non-wood)
  - c. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
  - d. Rooftop access (parapet) ladders shall be added on the front two units (Lot 5 and Lot 10) and the rear two units (Lot 1 and Lot 6) along the 6-foot side yards. The bottom rung of the parapet ladder is allowed to be 20 feet off the ground.
  - e. Private roadways for general access use shall have a minimum width of 20 feet.
  - f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

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) 482-6543. You should advise any consultant representing you of this requirement as well.

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

9. Prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, with Victory Elementary School, Celerity Palmati Charter School, and Ray Romer Middle School, implementing the measures for demolition and construction. (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**

10. 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**

11. 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. See Condition No. S-3 (c) for further improvements.

#### **BUREAU OF SANITATION**

12. 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**

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

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

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

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

15. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

All eight (8) significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected

trees on the site proposed for removal shall be replaced at a 1:1 ratio (minimum five [5] replacement trees) with a minimum 24-inch box tree and to the satisfaction of the Advisory Agency. Net, new trees, located within the parkway of the adjacent public right-of-way, may be counted toward replacement tree requirements.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

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

16. 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 10 small lots.
  - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
  - c. A total of two additional guest parking spaces shall be provided. These spaces do not need to be covered and shall not be tandem. A revised tract map, and Exhibit A shall be submitted to show these guest parking spaces.
  - d. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
    - i. All relevant plans (site plan, tract map, etc.) shall be revised to show the two guest parking spaces as currently shown on the landscape plans.
    - ii. Front doors for Lots Nos. 5 and 10 shall be oriented to Hamlin Street, and these doors shall be accessible to pedestrians from Hamlin Street.
    - iii. Canopies or awnings shall be provided at the front stoop/entrance for each unit.
    - iv. Windows facing the alley for units directly across from one another shall be offset to the greatest extent possible to maximize privacy for each unit.
    - v. Pavers for the pedestrian entrance that are differentiated from the driveway shall be clearly shown on the site and landscape plans.

- e. 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.
  - f. The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project for the HVAC system in the units.
  - g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - h. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. A common location in the rear yard is acceptable.
  - j. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
  - k. 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.
  - l. 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.
17. **Note to City Zoning Engineer and Plan Checker.** The Advisory Agency has approved the following variations from the LAMC as it applies to this small lot subdivision and the proposed development on the site:
- a. Front yards for all lots are from the mid-point of the new shared driveway. Approved variations per the revised map stamp dated October 2, 2015 as follows:

Lot No.	East	West	North	South
1	7 ft., 6 in (Front)	6 ft.	15 ft.	0 ft.
2	7 ft., 6 in (Front)	6 ft.	0 ft.	0 ft.



3	7 ft., 6 in (Front)	6 ft.	0 ft.	0 ft.
4	7 ft., 6 in (Front)	6 ft.	0 ft.	0 ft.
5	7 ft., 6 in	6 ft.	0 ft.	15 ft. (Front)
6	6 ft.	7 ft., 6 in (Front)	15 ft.	0 ft.
7	6 ft.	7 ft., 6 in (Front)	0 ft.	0 ft.
8	6 ft.	7 ft., 6 in (Front)	0 ft.	0 ft.
9	6 ft.	7 ft., 6 in (Front)	0 ft.	0 ft.
10	6 ft.	7 ft., 6 in	0 ft.	15 ft. (Front)

- b. A minimum 15-foot common access strip open-to-the-sky shall be provided for the lots all the way to the public street for access and frontage purpose.

18. INDEMNIFICATION. Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$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 (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. 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. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

#### **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 12.22-A, 10 and 11 and Section 17.05-O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. Landscaping:

1. A landscape plan, prepared by a licensed landscape architect, shall 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.

2. Prior to issuance of a certificate of occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan, including the installation of 10 new trees, has been implemented.

#### **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 Transportation 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 be either constructed prior to recordation of the final map or that the construction be 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.
    - (i) IMPROVEMENT CONDITION: Construct new street lights: one (1) on Hamlin Street.

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Hamlin Street adjoining the subdivision by the construction of the following:
    - i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway, or a 12-foot full width concrete sidewalk with tree wells.
    - ii. Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
    - iii. Any necessary removal and reconstruction of existing improvements.
    - iv. The necessary transitions to join the existing improvement.
  - 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 Los Angeles Municipal Code (LAMC), unless approved specifically for this project under separate conditions.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 Los Angeles Municipal Code (LAMC) Section 17.05-N.

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 Department of City Planning, on November 1, 2016 in ENV-2015-3615-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt per California Environmental Quality Act: Title 14 California Code of Regulations, Chapter 3, Article 19, Section 15332 (Class 32- Infill Development). There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

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

In connection with the approval of Vesting Tentative Tract Map No. 73835-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted North Hollywood – Valley Village Community Plan designates the subject property Low Medium II Residential with the corresponding zones of RD2 and RD1.5. The property contains approximately 15,857 net square-feet or 0.364 acres, and is presently zoned RD1.5-1. This subdivision with 10 single-family homes will be permitted by the Low Medium II Residential designation and RD1.5-1 zone.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located outside the flood zone.

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

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

“Design” is defined under Section 66418 of the State Subdivision Map Act to mean (1) street alignment grades and width; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and fire breakers; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

Hamlin Street is a local street, and per NavigateLA is dedicated to a width of 60 feet at the project’s street frontage. The Bureau of Engineering is requiring that a 5-foot wide strip of land be dedicated along Hamlin Street adjoining the tract to complete a 30-foot wide right-of-way, and improve the curb, gutter and sidewalk in accordance with Mobility Plan Standards.

The development is supported by the Citywide General Plan Framework Element objective and policies:

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs (see Figure 4-1).



Policy 4-1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4-1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4-1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

The Subdivision Map Act requires that the proposed map be consistent with the General Plan. The Small Lot Design Guidelines, which are in conformance with the City's General Plan Framework – Chapter 5, Urban Form and Neighborhood Design, allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings.

As conditioned, the proposed project will provide 22 parking spaces in conformance with the Los Angeles Municipal Code (LAMC) and the Deputy Advisory Agency's parking policy for subdivision projects in non-parking congested areas. Each lot will have a two-car garage and the development will provide two guest parking spaces, which meets the ratio of ¼ guest spaces per lot for any subdivision between 10 and 100 new dwellings.

The project is allowed a five foot side yard setback through the Small Lot Subdivision Guidelines, but will be providing side yard setbacks in accordance with the standard LAMC provisions of 6 feet, which provides additional distance between the project and the neighboring sites. The distance to the entrance of the rear units is less than 150 feet from the public right-of-way, which meets the standards for fire access. The project has been conditioned to provide ladders for rooftop access for fire purposes. As such, the project has been granted permission to allow a 15 foot setback on the second level between Lots 1 to 5 and Lots 6 to 10, with a 20 foot setback between the first floors of those units.

Therefore, as conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is the combination of two lots that total 16,357 square feet prior to dedication, and 15,857 net square foot (0.36 acres) after dedication. The site is rectangular in shape, located on the north of Hamlin Street, and designated a local street.

The property is improved with two single-family homes originally built in 1928 and 1952, which are all proposed for demolition. The project also proposes removal of eight (8) trees, none of which are protected trees onsite. The project also proposes



the planting of 10 new trees onsite. Approximately 400 cubic yards of grading are required for the proposal.

The site is an under-improved property along the block face. The development of this tract is an infill of an otherwise mixed-density neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The site is 4.3 kilometers from the Verdugo Fault. There are no parks or schools within 500 feet of the project site.

The Initial Study reviewed for Case No. ENV-2015-3615-CE, established that the physical characteristics of the site and surrounding area are consistent with existing development and the suburban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map without conditions as per stamped Tract Map dated September 24, 2015.

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

The site is one of the few under improved properties in the vicinity. The number of units of the proposed project is 10, and this is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family developments in the area. An adjacent lot to the west has been developed with a condo project, (one approved 5 unit condo subdivision to the west of the project site at 11809 Hamlin Street), and the subject site is of a similar size to nearby properties. To the immediate west, east, north, and south of the site the properties are zoned RD1.5-1, and in the area there are several multi-family and single-family dwellings along Hamlin Street. At the end of the block to the west, the properties are zoned R1-1, and are improved with single-family homes. At the end of the block to the east, the properties are zoned C2-1VL and are improved with commercial developments. The proposed development of 10 single-family homes is consistent to the unit density permitted by the existing RD1.5-1 zone. Therefore, the proposed small lot project is compatible to the neighborhood surrounding the site.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The proposed project will comply with all Los Angeles Municipal Code (LAMC) requirements for parking, yards, and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the 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 project site was previously developed with single-family homes and the surrounding area is presently developed with structures and do not provide a natural habitat for either fish or wildlife. The project also proposes removal of eight (8) trees, none of which are protected trees onsite. The project also proposes the planting of 10 new trees onsite, and as per a measure that was added within the Conditions of Approval, which needs to be satisfied prior to completion of the project, these trees will be planted prior to the issuance of the Certificate of Occupancy. The lead agency has determined that this project would not have a significant effect upon the environment.

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)

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 topography of the site is flat and solar access has been assessed to be ideal for the 10 new single family homes for roof mounted collectors along the North/South portions of the roof. The development has been designed for optimum energy efficiency in compliance with the State of California Energy Conservation Standards for new residential buildings (California Administrative Code Title 24) and in compliance with the City's Green Building Ordinance. The building walls will be a light colored stucco, the proposed flat roofs could be retrofitted with solar devices (although not proposed currently), windows are to be double glazed, automatic thermostats, electronic ignition devices, water-saving devices and energy-saving appliances will be installed in each unit, trees will be planted at a distance to avoid blockage of solar access, in the west and east setbacks, and street trees to provide shade.

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

These findings shall apply to both the tentative and final maps for Vesting Tract No. 73835-SL.

VINCENT P. BERTONI, AICP  
Director of Planning



SARAH HOUNSELL  
Deputy Advisory Agency

SH:CS:mkc

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 South Valley 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 N. Figueroa St., 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

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

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

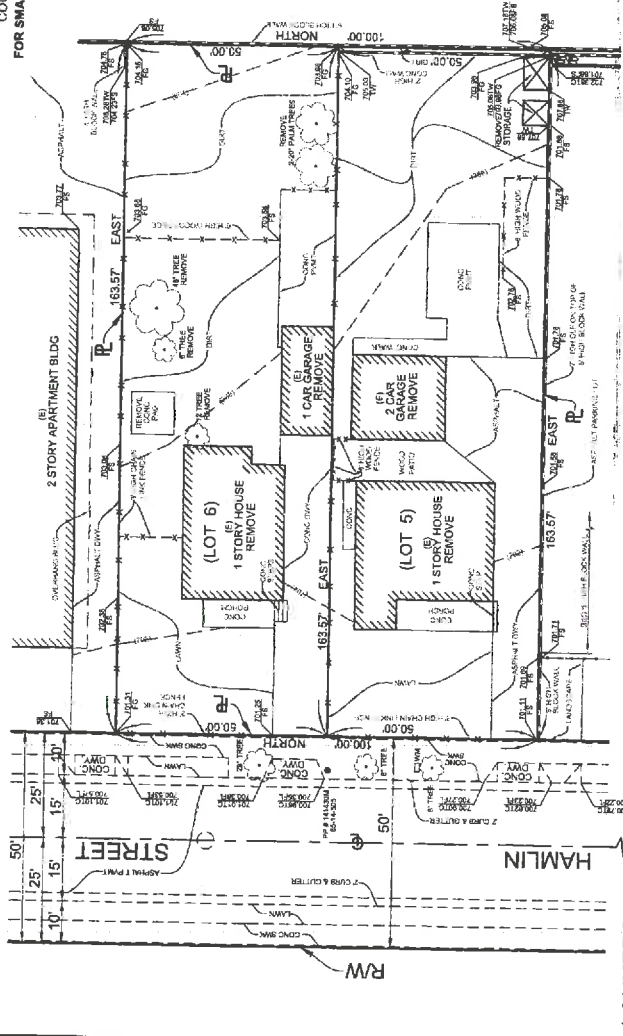
Forms are also available on-line at <http://cityplanning.lacity.org/>

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

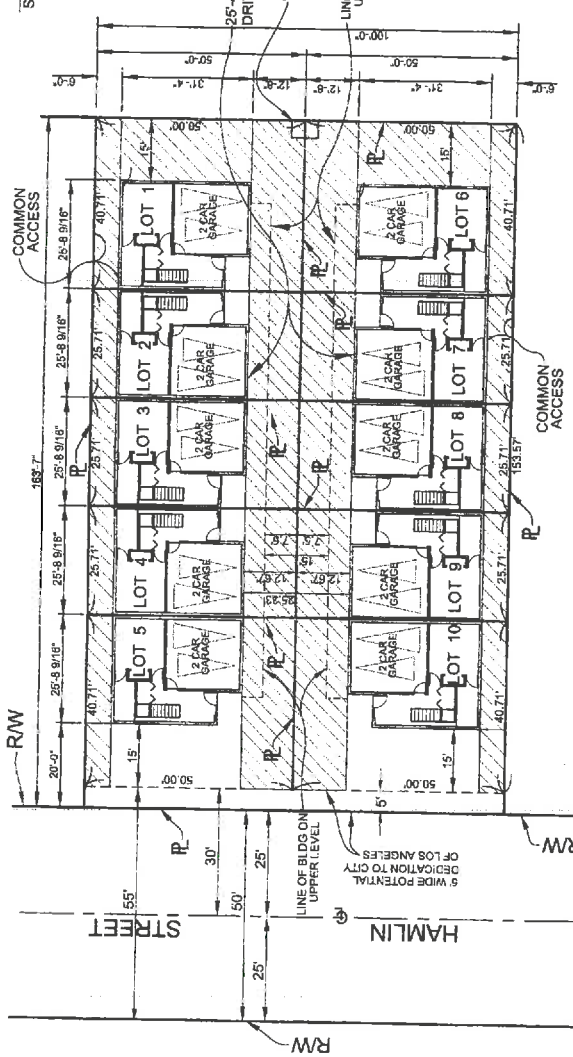
If you have any questions, please call Project Planning staff at (818) 374-9904.

# VESTING TENTATIVE TRACT MAP NO. 73835

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 176,354



## EXISTING SITE



## PROPOSED SITE

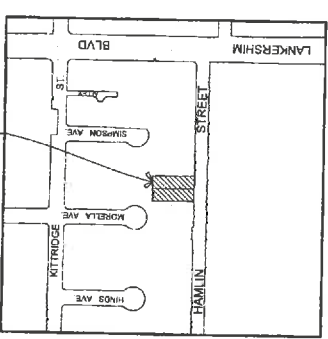
**LOT MATRIX**

PARCEL DATA	SETBACK			
	EAST	NORTH	SOUTH	WEST
LOT 1	7'-6" FRONT	15'	0'	0'
LOT 2	1,285.67	7'-6" FRONT	0'	0'
LOT 3	1,285.67	7'-6" FRONT	0'	0'
LOT 4	1,285.67	7'-6" FRONT	0'	0'
LOT 5	2,035.81	7'-6" FRONT	0'	15'
LOT 6	2,035.81	7'-6" FRONT	0'	15'
LOT 7	1,285.67	0'	0'	7'-6" FRONT
LOT 8	1,285.67	0'	0'	7'-6" FRONT
LOT 9	1,285.67	0'	0'	7'-6" FRONT
LOT 10	2,035.81	0'	15'	7'-6" FRONT
TOTAL	15,857.00	* NET AREA AFTER DEDICATION		

## LEGENDS:

EASEMENT FOR COMMON ACCESS  
AND DRIVEWAY

## PROJECT SITE



**OWNER:**  
HAMILIN 1, LLC  
65 PINE AVE. # 541  
LONG BEACH, CA 90802

**ENGINEER:**  
DRAK & ASSOCIATES  
275 CENTENNIAL WAY, SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 666-6666

## LEGAL DESCRIPTION:

PORTION OF LOTS 5 & 6, TRACT NO. 0009  
MAP BOOK 66, PAGE 17, RECORDS OF LOS ANGELES COUNTY.  
APN NO. 222-000-033  
222-000-034

## NOTES:

- EXISTING TWO SINGLE FAMILY DWELLINGS WILL BE DEMOLISHED FOR 10 SMALL LOT HOMES
- 2 SITE ADDRESSES:  
11749-11757 HAMLIN ST.  
LOS ANGELES, CA 91066
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- THE SITE IS RELATIVELY FLAT.
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.

7. AREA:  
TOTAL LOT AREA= 16,357 S.F. (0.375 ACRES)  
NET AREA AFTER DEDICATION = 15,857 (0.364 ACRES)
8. THOMAS GUIDE: PAGE 532-46  
DISTRICT MAP NO. 190-B-189  
CENSUS TRACT NO. 1239 01  
COUNCIL DISTRICT NO. 2
9. PROPOSED DEVELOPMENT DATA:  
TEN (10) SINGLE FAMILY DWELLING (SMALL LOT HOMES)
10. PARKING  
TOTAL COVERED PARKING SPACES PER LOT:  
TOTAL COVERED PARKING PROPOSED = 20  
TOTAL COVERED PARKING REQUIRED = 20
11. VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
12. TRASH BIN FOR RESIDENTS ARE AT COMMON AREA AS SHOWN HEREON
13. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1 S ZONE PURSUANT TO ORDINANCE NO. 176,354
14. THERE ARE FIVE (5) TREES ON THE LOT WHICH WILL BE REMOVED
15. GRADING QUANTITIES:  
CUT = 400 C.Y.  
FILL = 400 C.Y.
16. THE SITE IS NOT IN A SEISMICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO A LOG HAZARD.
17. EXISTING ZONING: RD1 S-1
18. PROPOSED ZONING: RD1 S-1
19. MAP PREPARED ON 09-24-2015



VTT - 73835



# VESTING TENTATIVE TRACT MAP NO.73835

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 176,354

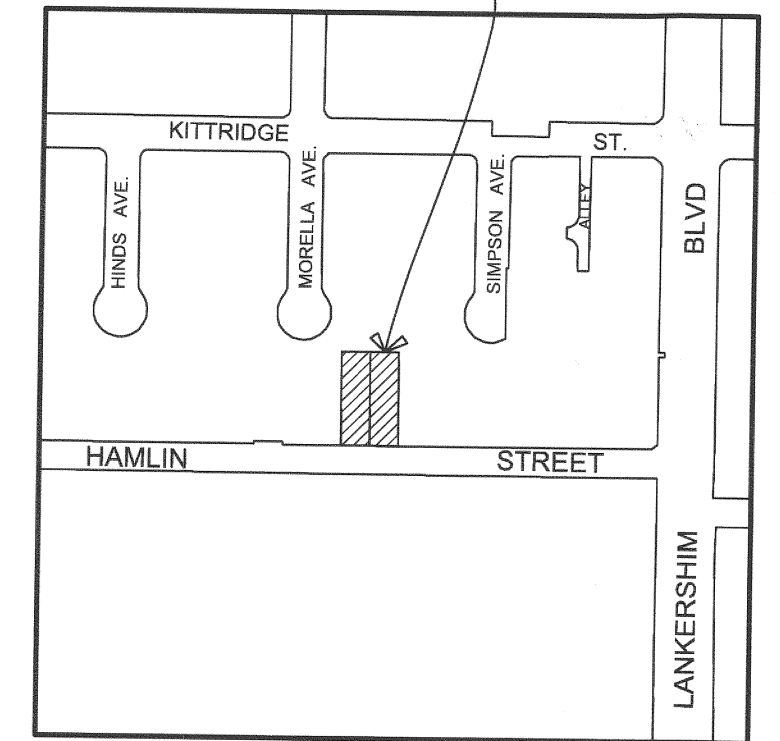
## LOT MATRIX

LOT NO.	LOT SIZE (SF)	SETBACK			
		EAST	NORTH	SOUTH	WEST
LOT 1	2,035.68	7'-6" FRONT	15'	0'	6'
LOT 2	1,285.67	7'-6" FRONT	0'	0'	6'
LOT 3	1,285.67	7'-6" FRONT	0'	0'	6'
LOT 4	1,285.67	7'-6" FRONT	0'	0'	6'
LOT 5	2,035.81 *	7'-6" FRONT	0'	15'	6'
LOT 6	2,035.68	6'	15'	0'	7'-6" FRONT
LOT 7	1,285.67	6'	0'	0'	7'-6" FRONT
LOT 8	1,285.67	6'	0'	0'	7'-6" FRONT
LOT 9	1,285.67	6'	0'	0'	7'-6" FRONT
LOT 10	2,035.81 *	6'	0'	15'	7'-6" FRONT
TOTAL = 15,857.00		* NET AREA AFTER DEDICATION			

## LEGENDS:

 EASEMENT FOR COMMON ACCESS AND DRIVEWAY

## PROJECT SITE



## VICINITY MAP

NTS

## OWNER:

HAMLIN 1, LLC  
65 PINE AVE. # 541  
LONG BEACH, CA 90802

## ENGINEER:

DHS & ASSOCIATES INC.  
275 CENTENNIAL WAY, SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 665-6569

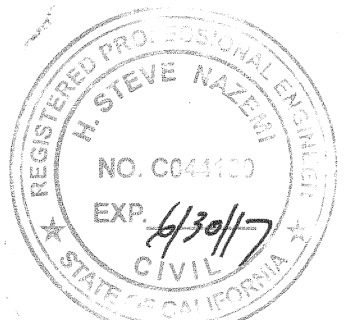
## LEGAL DESCRIPTION:

PORTION OF LOTS 5 & 6, TRACT NO. 6009  
MAP BOOK 65, PAGE 17, RECORDS OF LOS ANGELES COUNTY.  
APN NO. 2322-020-033  
2322-020-034

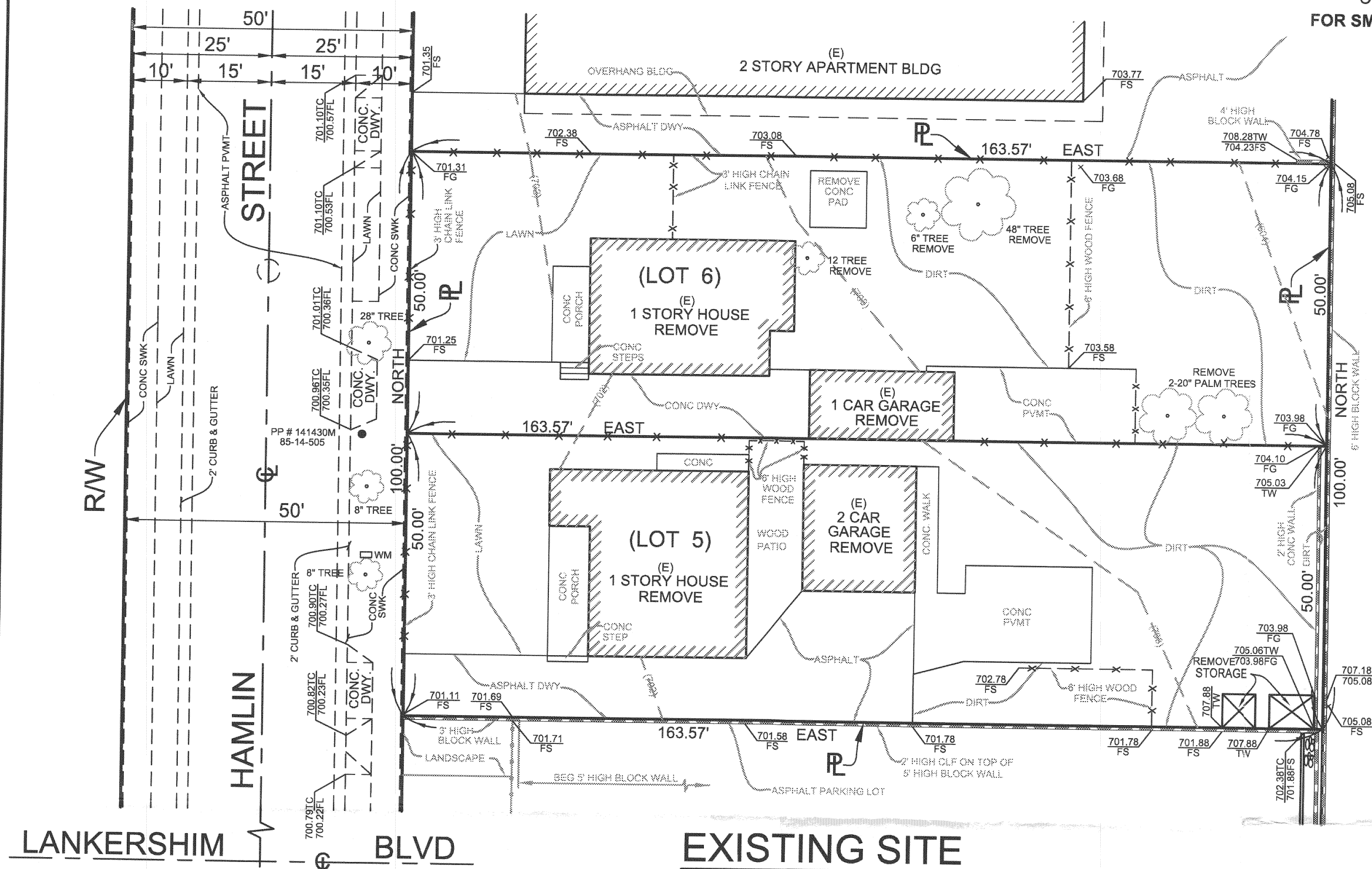
## NOTES:

- EXISTING TWO SINGLE FAMILY DWELLINGS WILL BE DEMOLISHED FOR 10 SMALL LOT HOMES.
- SITE ADDRESS:**  
11749-11757 HAMLIN ST.  
LOS ANGELES, CA 91606
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- THE SITE IS RELATIVELY FLAT.
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
- AREA:**  
TOTAL LOT AREA= 16,357 S.F. (0.375 ACRES)  
NET AREA AFTER DEDICATION = 15,857 (0.364 ACRES)
- THOMAS GUIDE: PAGE 532-H6  
DISTRICT MAP NO. 180-B-169  
CENSUS TRACT NO. 1239.01  
COUNCIL DISTRICT NO. 2
- PROPOSED DEVELOPMENT DATA:  
TEN (10) SINGLE FAMILY DWELLINGS (SMALL LOT HOMES)
- PARKING**  
2 COVERED PARKING SPACE PER LOT,  
TOTAL COVERED PARKING PROVIDED 2X10 = 20
- VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
- TRASH BIN FOR RESIDENTS ARE AT COMMON AREA AS SHOWN HEREON.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 ZONE PURSUANT TO ORDINANCE NO. 176,354
- THERE ARE FIVE (5) TREES ON THE LOT WHICH WILL BE REMOVED
- GRADING QUANTITIES:  
FILL = 400 C.Y.  
NET IMPORT = 400 C.Y.
- THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
- EXISTING ZONING: RD1.5-1
- PROPOSED ZONING: RD1.5-1
- MAP PREPARED ON 09-24-2015

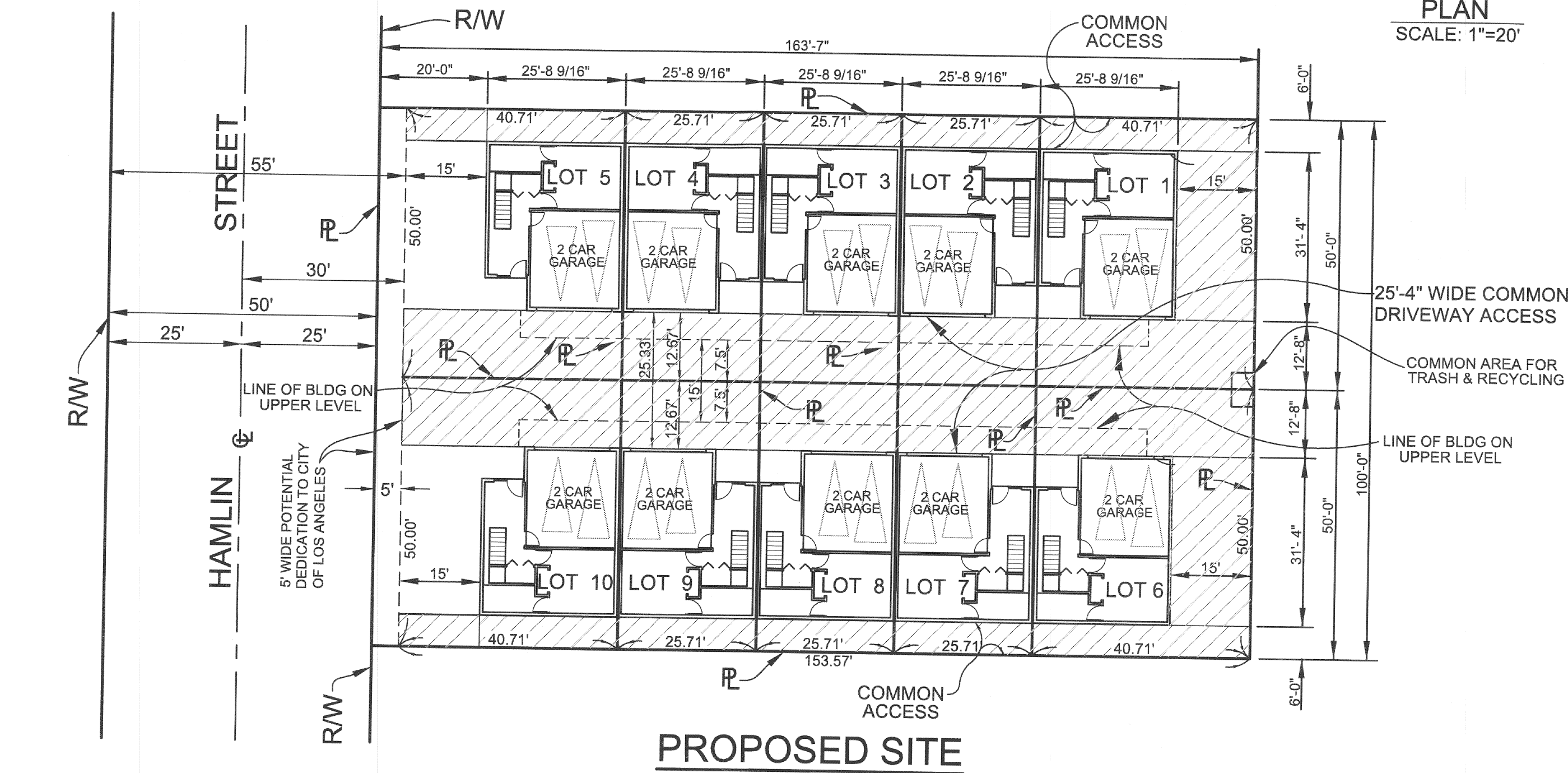
LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
OCT 02 2015  
REVISED MAP  
TIME EXTENSION  
FILING FEE: \_\_\_\_\_  
DIVISION OF LAND



VTT - 73835



## EXISTING SITE



## PROPOSED SITE