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Decision Date: July 18, 2019

Appeal Period Ends: July 29, 2018

Daniel Zarabi and Shirin Nouroollah
1959 Preuss R., LLC (A) (O)
1930 Preuss Road
Los Angeles, CA 90034

Eric Lieberman (R)
QES, Inc.
14549 Archwood Street Suite 308
Van Nuys, CA 91405

RE: Vesting Tentative Tract Map No.: 82365-SL
Related Cases: ADM-2018-6183-SLD
Address: 1957-1959 South Preuss Road
Community Plan: West Adams – Baldwin
Hills – Leimert
Zone: RD1.5-1
Council District: 10 – Wesson
CEQA No.: ENV-2018-6182-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03, 17.15, and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 82365-SL, located at 1957-1959 South Preuss Road, for a maximum of **six small lot homes** for the purposes of a Small Lot Subdivision, as shown on map stamp-dated October 23, 2018, in the West Adams – Baldwin Hills – Leimert Community Plan. This unit density is based on the existing RD1.5-1 Zone, inclusive of an Adjustment pursuant to LAMC Sections 17.03-A and 12.28-C,4 to permit a reduced lot area of no more than 20 percent. (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 Services 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.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 5-foot wide strips of land be dedicated along Preuss Street adjoining portions of the tract to complete a 30-foot wide half public right-of-way in accordance with Standard Local Streets of the LA Mobility Plan.

2. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half alley dedication.
3. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. 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.
5. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
7. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
8. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
9. That all pedestrian common access easements be shown on the final map.
10. That any fee deficit under Work Order No. EXT00812 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

11. Prior to recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been 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/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

- c. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the RD1.5-1 Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
- d. Revise the map to show compliance with LAMC 12.22 C.20. No projection into the required yards except per LAMC 12.22 C.20 or obtain Department of City Planning approval.
- e. Revise the proposed yard setback matrix to reflect the map.
- f. Resubmit the map to provide and maintain a minimum (16 ft. for 5 or more dwelling) common driveway access. No projections are allowed into the required common driveway access. Provide the (16 ft. wide common driveway access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

There is a 20 ft. Building Line along Preuss Road on this Subdivision.

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

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

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

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current

Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

DEPARTMENT OF TRANSPORTATION

12. Prior to recordation of the final map, a suitable arrangement shall be made satisfactory to the Department of Transportation, binding the subdivider and all successors to the following:
- a. A minimum 20-foot reservoir space is required between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. A parking area and driveway plan shall 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 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

13. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. 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.

- d. 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.
- e. 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.
- f. 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.
- g. Submit plot plans indicating access road and turning area for Fire Department approval.
- h. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- i. 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.
- j. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- k. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- l. 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.
- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- n. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- o. 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.
- p. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

- q. 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.
- r. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc. and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 14. 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

- 15. Prior to the recordation of the final map or issuance of the certificate of occupancy, 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.

Improvement Condition: No street lighting requirements.

BUREAU OF SANITATION

- 16. The Wastewater Collection Systems Division of the Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tract/area and found no potential problems to their structures or potential maintenance problems, as stated in the memo dated November 14, 2018. 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

17. 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

19. The applicant shall 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 Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

20. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82365-SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of six (6) small lots.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
 - d. The Advisory Agency has approved a minimum 10-foot wide common access driveway (easement) that is clear to the sky for the approved subdivision.
 - e. A common access walkway (easement) shall provide pedestrian access from a public street to the subdivision. The common access walkway must be a minimum of 3 feet in width and remain unobstructed and open to the sky.

- f. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high fence or wall made of slumpstone, decorative masonry, or other comparable-quality material shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- g. No vehicular gates shall be permitted within the development.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. 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.
- j. All trash and recycling pick-up shall be conducted on-site.
- k. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
- l. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- m. A Maintenance Agreement shall be formed, 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 members of the agreement and shall be subject to a proportionate share of the maintenance. The 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.
- n. 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.

Note to City Zoning Engineer and Plan Check: The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies.

Setbacks shall be permitted as follows:

Lot No.	Setbacks (in feet)			
	Front	Rear	Side 1	Side 2
1	15 (east)	0 (west)	5	5
2	5 (south)	5 (north)	0	0
3	5 (south)	5 (north)	0	0
4	5 (south)	5 (north)	0	0
5	5 (south)	5 (north)	0	0
6	5 (south)	5 (north)	0	5

21. The project shall be permitted a Zoning Administrator's Adjustment to allow a deviation of 180 square feet (12%) to permit one (1) 1,320 square-foot lot in lieu of the 1,500 square feet otherwise required.
22. The small lot subdivision shall conform to the plans stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2018-6183-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 82365-SL to be inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency.
23. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
24. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's

Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT HOME CONDITIONS

SL-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 LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency following the instructions of Form CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING – STANDARD CONDITIONS

S-1.

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

- e. That drainage matters be taken care of satisfactory to the City Engineer.
 - f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - g. That any required slope easements be dedicated by the final map.
 - h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - k. That no public street grade exceeds 15%.
 - l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - b. Make satisfactory arrangements with the Department of 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 street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

- e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall 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.
 - 1. No street lighting requirements.

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 Services.
- 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 2010.
- i. Improve Preuss Street being dedicated and adjoining the subdivision by the construction of the following:

- i. A concrete curb, a concrete gutter, and a 12-foot full-width concrete sidewalk with tree wells or 5-foot concrete sidewalk and landscaping of the parkway.
 - ii. Suitable surfacing to join the existing pavement 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. Improve the alley being dedicated and adjoining the subdivision by the construction of suitable resurfacing to complete a 10-foot wide half-alley with 2-foot wide longitudinal concrete gutter including necessary removal and reconstruction of the existing improvements.
 - c. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
- j. Construct the necessary on-site mainline sewers and house connection 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 density.

Approval from the Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through the 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 LAMC Section 17.05N.

The final map must record 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 subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2018-6182-CE, for a Categorical Exemption, Class 32, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.

CLASS 32 CATEGORICAL EXEMPTION

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects". The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed below.

- (a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:**

The project site is located within the adopted West Adams - Baldwin Hills - Leimert Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the subject property with a land use designation of Low Medium II Residential, corresponding to the RD1.5 Zone. The subject property is zoned RD1.5-1, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The project proposes to subdivide the site into six small lots pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-C,27. The applicant is not requesting a zone change or general plan amendment and the project would comply with the applicable regulations of small lot developments and the LAMC. The project would construct six small lot homes – as proposed, the height, and other zoning attributes are consistent with the zone designation and with the Community Plan. The existing RD1.5-1 Zone permits a density of one unit per 1,500 square feet of lot area. The net lot area after dedication would allow up to 5 units on the site. The applicant is requesting a Zoning Administrator's Adjustment to permit a deviation of no more than 20 percent of the area requirements of the RD1.5-1 Zone. With the approval of the requested adjustment up to 20% through the Vesting Tentative Tract Map request, the applicant would be permitted a density of up to 6 units on the site. Therefore, the project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations.

- (b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:**

The project site is located in the West Adams - Baldwin Hills - Leimert Community Plan area within Los Angeles city limits. The project site encompasses

approximately 8,684 square feet of total lot area (approximately 0.2 acres). The site is in a built-up and previously developed area – it is currently developed with one single-family structure and accessory structures. Therefore, the project will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species:

The project site is located in an urbanized area within the West Adams - Baldwin Hills - Leimert Community Plan area. The project site and the surrounding neighborhood have been developed with structures and landscape for several decades. There are no protected trees, as defined under Los Angeles Municipal Ordinance No. 177,404. Additionally, the project site does not include any riparian areas or other sensitive plant communities, and as an urbanized site with existing residential development, it does not have substantive value as a habitat for endangered, rare, or threatened species. Therefore, the project site has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

Traffic. The project site is currently developed with one single family residence. The project proposes the demolition of all existing structures and the construction of six small lot homes, resulting in a net increase of six units. Per the LADOT traffic studies manual and the L.A. CEQA Thresholds Guide, a Traffic Study is only required for development projects forecast to generate over 43 afternoon commuter peak hour trips, or if more than 500 daily trips will be generated or diverted/shifted. The construction and operation of six small lot homes is not expected to exceed either of these thresholds. Additionally, further traffic review may be required if the project adds more than 25 residential units, as prescribed by the LADOT; however, the project proposes a net increase of just six units, and thus does not exceed this threshold either. As a result, the project will not have a significant impact relating to traffic.

Noise. The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. Section 41.40 of the LAMC regulates noise from demolition and construction activities and prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturdays and holidays; all such activities are also prohibited on Sundays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. As the

project is required to comply with the above ordinances and regulations, it will not result in any significant noise impacts. All construction-related noise impacts would be less than significant and temporary in nature.

The project will not generate permanent significant operational noise impacts. The proposed project is residential and will result in a net increase of only five homes. In addition, the proposed project maintains the existing residential use, which is not expected to introduce any stationary noise sources, and will not include any square footage of non-residential uses. Further, according to a noise and vibration study prepared by Rincon Consultants, Inc., dated February 2019, with implementation of all Regulatory Compliance Measures the project would not generate significant noise impacts. Regulatory compliance with the applicable City codes would ensure that potential noise sources associated with residential uses, such as from air conditioning systems, recurrent activities including conversation and dog barking, and automobile operation, would not increase ambient noise levels to a significant level. Thus, the project will not result in any significant short-term or long-term effects relating to noise.

Air Quality. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project will be required to comply with all applicable regulations regarding air quality management, and thus will not conflict with or obstruct the implementation of the AQMP and SCAQMD rules. Additionally, as the development of the project will result in a net increase of only five homes, the levels of emissions from the project will all likely be far below the thresholds considered by SCAQMD to be potentially significant under CEQA guidelines. In addition, according to an air quality study prepared by Rincon Consultants, Inc., dated February 2019, the proposed project's operational and construction emissions will have a less than significant impact on the environment. Therefore, project impacts related to air quality will be less than significant.

During construction, appropriate dust control measures would be implemented as part of the proposed project, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Best Management Practices will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

By implementing Best Management Practices, all construction-related impacts will be less than significant and temporary in nature. No permanent significant impacts are anticipated to occur from construction.

Water Quality. The project is not adjacent to any water sources and construction of the project will not impact water quality. The project maintains the existing residential use and will not generate, store, or dispose of substantial quantities of hazardous materials that could affect water quality. Construction activities would not involve any significant excavation near an identified water source. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70. Best Management Practices would also be required during general operation of the project to ensure that stormwater runoff meets the established water quality standards and waste discharge requirements. As the project consists of the new construction of only six homes, it will not have a significant impact on the amount or quality of effluent generated. Therefore, development of the proposed project would not degrade the quality of stormwater runoff from the site and would not result in any significant effects relating to water quality.

(e) The site can be adequately served by all required utilities and public services:

The site is currently developed with residential buildings in a highly urbanized area served by existing public utilities and services. The site is fully served by public sewer and water, and the existing use at the site has been and will continued to be served by all required utilities and public services. The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years.

The project consists of the new construction of only six homes; one existing residence will be demolished, resulting in a net increase of five units. As a result, the project will not have a significant impact on existing utility and service demand and capacities. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, and LED

lighting. As a result, the proposed project will not create any impact on existing utilities and public services through the construction of six new small lot homes.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project.

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

As the proposed Project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is non-applicable. The Project site is in an urbanized area in the City of Los Angeles. The Project site is not located in a particularly sensitive environment and would not be located on a site containing wetlands, endangered species, or wildlife habitats; therefore, this exception is not applicable.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

This exception does not apply to the proposed project. The project involves the construction of six residential units in an area previously developed with and surrounded by residential uses. The project is entirely consistent with the existing General Plan designation and zoning, which accounts for the impacts of developments which are within their parameters. Any successive projects of the same type and nature would reflect a development that is consistent with the underlying land use designation and the LAMC, and thus would be subject to the same regulations and requirements, including development standards and environmental impacts. The impacts of each subsequent project will be mitigated if necessary, and thus will not result in a cumulative impact. Therefore, impacts under this category will be less than significant.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

This exception does not apply to the proposed project. The project site is comprised of approximately 8,684 square feet of lot area located in an urbanized area within the City of Los Angeles. The project consists of residential uses and operations that are compatible with the surrounding residential development and consistent with the underlying zone. The site does not demonstrate any unusual

circumstances, and the project will not generate significant traffic, air quality, water quality, or noise impacts. There are no unusual circumstances that indicate this project would reasonably result in a significant effect on the environment.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

This exception does not apply to the proposed project. According to the California Scenic Highway Mapping System, the project site is not located on or near a portion of a highway that is either eligible or officially designated as a state scenic highway.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

This exception does not apply to the proposed project. The project site is not listed as a hazardous waste site on EnviroStor, California's data management system for tracking hazardous waste sites. Additionally, the subject property is in a well-established residential neighborhood, and the surrounding area has long been developed with urban residential uses. Hazardous waste and materials would not be expected to pose a significant constraint on sites long developed with such uses. Although there is the potential for asbestos and/or lead-based paint to be present in the existing buildings to be demolished due to their age, removal of such materials is subject to standard safety requirements and would not classify the project site as a hazardous waste site.

Additionally, the project site is not located within a Methane Zone or Methane Buffer Zone, nor is it located in a Hazardous Waste/Border Zone Properties area as designated by the City of Los Angeles. There are no oils, elevators, in-ground hydrologic systems, monitoring or water supply wells, or above- or below-ground storage tanks, or potentially fluid-filled electrical equipment on or immediately adjacent to the project site. No industrial wastewater is generated on the project site and sanitary wastewater is discharged to the City Bureau of Sanitation. Therefore, this exception for a Class 32 Categorical Exemption does not apply to this project.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical

Resources, or the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CONCLUSION

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15300 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 82138-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 project site is located within the West Adams - Baldwin Hills - Leimert Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 Zone. The property is currently zoned RD1.5-1, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing zoning and General Plan land use designation. Apartments, condominiums, and other multi-family uses are permitted in the RD1.5-1 Zone and Low Medium II Residential land use designation. The existing RD1.5-1 Zone permits a density of one unit per 1,500 square feet of lot area. The net lot area after dedication would allow up to 5 units on the site. The applicant is requesting a Zoning Administrator's Adjustment to permit a deviation of no more than 20 percent of the area requirements of the RD1.5-1 Zone. With the approval of the requested adjustment up to 20% through the Vesting Tentative Tract Map request, the applicant would be permitted a density of up to 6 units on the site.

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address

information as required by the LAMC. In addition, Section 12.22-C,27 of the LAMC (as amended by Ordinance No. 185,462, which became effective on April 18, 2018) details requirements for small lot subdivisions. For the request herein, the LAMC requires that the proposed small lot subdivision comply with the required minimum lot width of 18 feet; lot area of 600 square feet; lot coverage limitation of 75%; and five-foot setback requirements for the rear, five-foot setback requirements for the sides, and 15-foot setback requirements for the front. The proposed project complies with the requirements of both the tentative tract map and a small lot subdivision. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B and 12.22-C,27 of the Los Angeles Municipal Code.

b. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

The project site is located within the West Adams - Baldwin Hills - Leimert Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 Zone. The property is currently zoned RD1.5-1, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). LAMC Section 17.06-B lists the map requirements for a tentative tract map. Section 12.22-C,27 of the LAMC (as amended by Ordinance No. 185,462, which became effective on April 18, 2018) details requirements for small lot subdivisions. For the request herein, the LAMC requires that the proposed small lot subdivision comply with the required minimum lot width of 18 feet; lot area of 600 square feet; lot coverage limitation of 75%; and five-foot setback requirements for the rear, five-foot setback requirements for the sides, and 15-foot setback requirements for the front. The proposed project complies with the

requirements of both the tentative tract map and a small lot subdivision.

The design and improvement of the proposed subdivision are consistent with the West Adams - Baldwin Hills - Leimert Community Plan and are not subject to any Specific Plan requirements. For the purposes of approving a small lot subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refer to the infrastructure facilities serving the subdivision. Several public agencies, including the Department of Building and Safety, the Bureau of Engineering, and the Los Angeles Department of Transportation, have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the Community Plan and the General Plan.

c. The site is physically suitable for the proposed type of development.

The subject property is a rectangular-shaped parcel of land comprised of one (1) existing lot totaling approximately 8,684 square feet (approximately 0.2 acres). The property has approximately 54 feet of frontage along the western side of South Preuss Road to a depth of approximately 160 feet. The site is currently developed with two (2) structures, including one single-family residence and one accessory structure; these will all be removed through the development of the project. There is currently one (1) non-protected significant tree on the project site that will also be removed as a part of the development. There are no street trees located on the project site.

The project site is located within the West Adams - Baldwin Hills - Leimert Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 Zone. The property is currently zoned RD1.5-1, and is thus consistent with the existing land use designation. The existing RD1.5-1 Zone permits a density of one unit per 1,500 square feet of lot area. The net lot area after dedication would allow up to 5 units on the site. The applicant is requesting a Zoning Administrator's Adjustment to permit a deviation of no more than 20 percent of the area requirements of the RD1.5-1 Zone. With the approval of the requested adjustment up to 20% through the Vesting Tentative Tract Map request, the applicant would be permitted a density of up to 6 units on the site.

The project site is in a developed and urbanized residential neighborhood. The surrounding area is characterized by mostly level terrain and is developed with improved streets and a variety of single- and multi-family residences. Nearby properties on the same block are zoned RD1.5-1; properties one block west are

zoned R3-1-CPIO and R1V2-O while properties one block east are zoned RD1.5-1 and RD2-1. Properties to the north, east, and south are developed with one-story single-family and duplex structures. Properties to the west are developed with two-story multi-family structures. As a continuation of the existing residential use, the proposed project is physically suitable for the surrounding area.

The Department of City Planning, on April 25, 2019, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section I, Class 32. This exemption is for infill developments meeting the following five criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Planning staff also evaluated the exceptions to the use of categorical exemptions for the proposed project listed under "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The project site is located within the West Adams - Baldwin Hills - Leimert Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5 Zone. The property is currently zoned RD1.5-1, and is thus consistent with the existing land use designation. The existing RD1.5-1 Zone permits a density of one unit per 1,500 square feet of lot area. The net lot area after dedication would allow up to 5 units on the site. The applicant is requesting a Zoning Administrator's Adjustment to permit a deviation of no more than 20 percent of the area requirements of the RD1.5-1 Zone. With the approval of the requested adjustment up to 20% through the Vesting Tentative Tract Map request, the applicant would be permitted a density of up to 6 units on the site.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of development.

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

Both the project site and the surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide a natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 32 for infill development, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

- f. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g. the Fire Code, Planning and Zoning Code, Health and Safety Code, etc.) and the Building Code. Other health and safety-related requirements as mandated by law (e.g. asbestos abatement, seismic safety, flood hazard management, etc.) would apply where applicable to ensure the public health and welfare.

The project site is not located within any other special hazard zone, methane zone, hillside or special grading area, or flood, landslide, or tsunami inundation zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, 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, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- g. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed 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 property within the proposed subdivision.

- 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 parcels to be subdivided, and other design and improvement requirements. A solar energy feasibility report, dated October 23, 2018, was submitted with the tract application. The lot layout of the subdivision has taken into consideration the maximization of the north/south orientation. The topography of the site has also been considered in the maximization of passive and natural heating and cooling opportunities. However, the orientation of the subject property and the presence of self-blockage are not conducive to passive energy gain.

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 tract map was filed. 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 buildings on the site in relation to adjacent development.

ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS

- a. 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 subject property is a rectangular-shaped parcel of land comprised of one (1) existing lot totaling approximately 8,684 square feet (approximately 0.2 acres). The property has approximately 54 feet of frontage along the western side of South Preuss Road to a depth of approximately 160 feet. The site is currently developed with two (2) structures, including one single-family residence and one accessory structure; these will all be removed through the development of the project. There is currently one (1) non-protected significant tree on the project site that will also be removed as a part of the development. There are no street trees located in the public right-of-way adjoining the project site.

The RD1.5-1 zone allows a minimum lot area per unit of 1,500 square feet. The project site is a rectangular-shaped lot consisting of one parcel totaling approximately 8,684 square feet of lot area. The lot area including ½ width of the abutting alley is 9,091 square feet. However, the lot area post-dedication is 8,920 square feet. The site is currently developed with a one-story residential structure. The proposed development is within 20% of the required density to allow an

additional unit to be built on the parcel. With the exception of the Adjustment request for a reduction in lot area, the proposed project conforms to the zoning code with respect to compatibility of use, provision of on-site parking, bulk, and also maximum height. Since this reduction would deprive the property of an otherwise viable lot without fundamentally increasing the density, requiring strict adherence to the zoning regulations would be thus impractical. The project site, including $\frac{1}{2}$ of the width of the abutting alley, would permit the construction of six residential units. However, dedication requirements reduce the project site's allowable residential density. Furthermore, the Project meets the spirit and intent of small lot subdivisions to provide a fee-simple townhouse typology. Without this grant, the project would need to be built with much larger units at higher price points to be feasible. The adjustment helps the project offer additional much needed housing over what would be offered without the grant.

- b. **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.**

With the exception of the Adjustment request for a reduction in lot area, the proposed project conforms to the zoning code with respect to compatibility of use, provision of on-site parking, bulk, and maximum height. Additionally, Green building standards and Low Impact Development standards will be implemented to reduce storm water runoff and introduce native planting to the landscape scheme. Furthermore, the scale and use of the proposed subdivision is compatible with the surrounding area and will not introduce any new or unique conditions that would be harmful to public health.

The Department of City Planning, on April 25, 2019, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32. Therefore, the project as a whole will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- c. **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 applicant requesting a Zoning Administrator's Adjustment to permit a deviation of no more than 20 percent of the area requirements of the RD1.5-1 Zone. With the approval of the requested adjustment up to 20% through the Vesting Tentative Tract Map request, the applicant would be permitted a density of up to six units on the site. The proposed project provides the opportunity for individual choice in terms of fee-simple ownership of townhouse-style units. The proposed project meets the following objectives and policies identified in the West Adams - Baldwin Hills - Leimert Community Plan:

Goal LU3: A community that promotes programs that provide greater access to homeownership of adequate single-family housing for all persons regardless of income, age, cultural, racial or ethnic identity.

Policy LU3-1: Promote greater individual choice in type, quality, price and location of single-family housing.

The request to adjust the lot area by less than 20% allows the development of six residential units in lieu of five residential units. With the grant, much needed additional housing can be constructed over what would be offered without the grant. Therefore, the granting of the Zoning Administrator Adjustment is consistent with the intent and purpose of the General Plan and Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 82365-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



JOJO PEWSAWANG
Deputy Advisory Agency

JP:CS:WH:bk

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 Los Angeles 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:

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

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

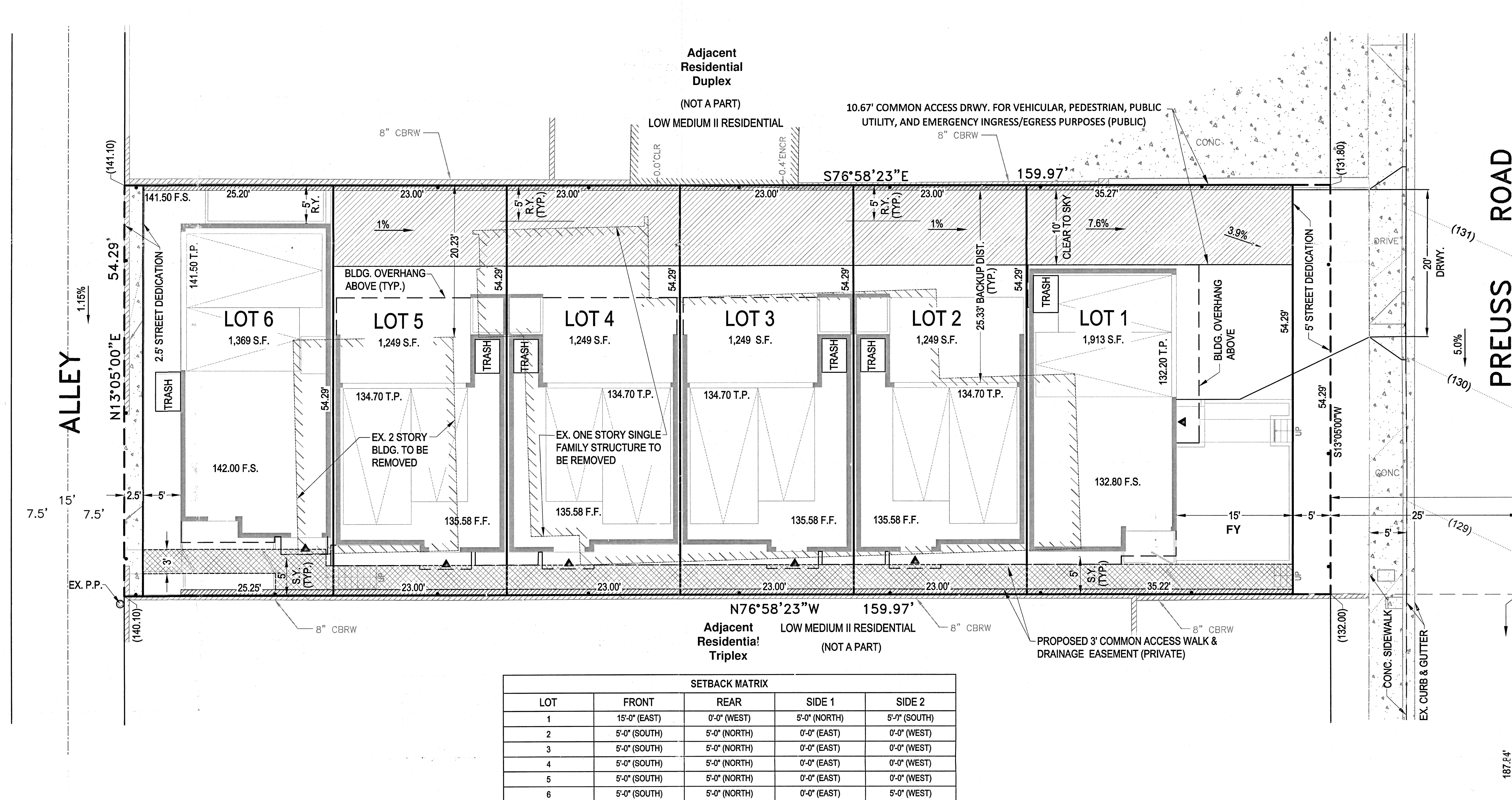
West Los Angeles
West Los Angeles
Development Services
Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598

Forms are also available on-line at <http://planning.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 Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

VESTING TENTATIVE TRACT MAP NO. 82365
FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



OWNER / SUBDIVIDER:
DANIEL ZARABI AND SHIRIN NOUROLLAH
1930 PREUSS ROAD
LOS ANGELES, CA 90034
(425) 443-6709

CIVIL ENGINEER
MO SAHEBI, PE 33508
PLANEX ASSOCIATES INC.
1330 OLYMPIC BLVD.,
SANTA MONICA, CA 90404
TEL: 310-664-9311

ZONING:
EXISTING AND PROPOSED ZONING: RD1.5-1
EXISTING AND PROPOSED LAND USE: LOW MEDIUM II RESIDENTIAL

AREA:
GROSS AREA = 10,448 S.F. (0.240 AC.)
EXISTING AREA = 8,685 S.F. (0.199 AC.)
AREA INCLUDING 1/2 ALLEY = 8,820 S.F. (0.202 AC.)
NET AREA AFTER DEDICATIONS = 8,278 S.F. (0.190 AC.)

PROJECT DESCRIPTION:
A 6 LOTS SMALL LOT SUBDIVISION WITH 12 ON SITE PARKING SPACES
MAXIMUM BUILDING HEIGHT: 45 FT.

LEGAL DESCRIPTION:
LOT 33 OF TRACT NO. 1250, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 46 AND 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4302-019-015

GENERAL NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 185,462.
- THERE ARE NO EASEMENT ON THE SUBJECT PROPERTY.
- THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE EXCEPT THE SITE IS WITHIN NEWPORT-INGLEWOOD SEISMIC FAULT ZONE PER L.A. CITY ZIMAS.
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- SITE DRAINAGE WILL BE CONVEYED TO S. PREUSS ROAD.
- SEWER DISPOSAL BY UNDERGROUND CITY SEWER SYSTEM.
- EXISTING NUMBER OF UNITS: 4
- EXISTING NUMBER OF STRUCTURES TO BE REMOVED: 2
- NUMBER OF TREES TO BE REMOVED: 1
- PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
- ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.

LEGEND:

- BUILDING FOOTPRINT
- BOUNDARY OF THE LAND BEING SUBDIVIDED
- SITE WALL
- COMMON DRIVEWAY
- WALK EASEMENT
- BUILDING ENTRANCE

GUTHRIE AVE.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
OCT 23 2018

REVISED MAP
EXTENSION OF TIME
FINAL MAP UNIT
MODIFIED
DEPUTY ADVISORY AGENCY

TENTATIVE APPROVAL

NO: VTT-82365
Approved without conditions
BY: [Signature]
Department of Building & Safety
Grading Division

SCALE: 1" = 8'
SEPTEMBER 10, 2018

VICINITY MAP

VESTING TENTATIVE TRACT MAP
1959 PREUSS ROAD, LOS ANGELES, CA 90034

NO.	REVISION

PREPARED BY:
[Signature]

PLANEX Associates
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SHEET 1 OF 1
PFN: 1805-472