

DEPARTMENT OF
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Decision Date: June 2, 2021

Appeal Period Ends: June 14, 2021

Eddy Wan (A) (O)
CFC-Haskell LP
9336 Daines Drive
Temple City, CA 91780

Gary Benjamin (R)
Alchemy Planning + Land Use
4470 West Sunset Boulevard, #547
Los Angeles, CA 90027

RE: Vesting Tentative Tract Map No.: 83131-SL
Related Cases: ADM-2020-6700-SLD
Address: 6839 North Haskell Avenue
Community Plan: Van Nuys – North Sherman
Oaks
Zones: R1-1, [Q]R3-1
Council District: 6 – Martinez
CEQA No.: ENV-2020-6701-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. 83131-SL, located at 6839 North Haskell Avenue, to permit the subdivision of one lot into two lots in the R1-1 Zone for the construction of two single-family homes, as well as 11 small-lots in the [Q]R3-1 Zone for a maximum of 11 small-lot homes for the purposes of a Small Lot Subdivision, along with a deviation to allow a 17 percent reduction in both the northerly perimeter side yard and southerly perimeter side yard for the [Q]R3-1 - Zoned portion of the property to permit perimeter side yards of five feet each, in lieu of the six feet otherwise required; and a deviation to allow a two percent reduction in the lot width of the two proposed lots in the R1-1 - Zoned portion of the property to permit lot widths of 49 feet each, in lieu of the 50 feet otherwise required; as shown on map stamp-dated April 21, 2021, in the Van Nuys – North Sherman Oaks Community Plan. These unit densities are based on the existing R1-1 and [Q]R3-1 Zones. (The subdivider is hereby advised that the LAMC may not permit these maximum approved densities. 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 30-foot wide and variable width strip of land be dedicated along Whitman Avenue adjoining the tract to complete a 60-foot wide and variable width right-of-way in accordance with Local Street Standards of LA Mobility Plan 2035.
2. That a 3-foot wide strip of land be dedicated along Haskell Avenue adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Street Standards of LA Mobility Plan 2035.
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 vesting tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" 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 Valley 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 all pedestrian common access easements be shown on the final map.

NOTE: Condition No. 3 through 8 are applicable to Small Lot Subdivision. All other conditions are applicable to the approval of this Tract.

9. That the subdivider make a request to the Valley District Engineering Office to determine the capacity of existing sewers in this area.
10. That labeling of Parcel 1 to 13 be shown as Lot 1 to Lot 13 on the final map.
11. That the proposed lots, lot line boundaries shall be clearly shown on the final map.

BUREAU OF SANITATION

12. The Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated January 5, 2021. 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).)

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

13. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all of the requirements and conditions contained in email correspondence from the Grading Division dated December 9, 2020, and attached to the case file for Vesting Tentative Tract Map No. 83131-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

14. 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 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 dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - c. Show zone boundaries on the Map. No required yard or other open space around a building shall be located in a more restrictive zone than that of the property on which such building is located. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - d. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress and back up space both on the tentative map and final map.

Notes:

There is a 20 ft. Building Line along Haskell Avenue on this Subdivision.

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

The existing or 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 Eric Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

15. 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 or parking space and the property line, or to the satisfaction of DOT.
 - b. A two-way driveway width of W=30 feet is required for all two-way driveways, or to the satisfaction of DOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

DEPARTMENT OF WATER AND POWER

16. 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).)

FIRE DEPARTMENT

17. 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. 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
- c. 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.
- 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. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- l. 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.
- 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. Site plans shall include all overhead utility lines adjacent to the site.

- q. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- r. 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.
- s. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- t. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- u. The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.

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 email lafdhydrants@lacity.org You should advise any consultant representing you of this requirement as well.

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. 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.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

BUREAU OF STREET LIGHTING

- 20. 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: Construct new street lights : one (1) on Haskell Avenue, and one (1) on Whitman Avenue.

INFORMATION TECHNOLOGY AGENCY

21. 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 CITY PLANNING – SITE SPECIFIC CONDITIONS

22. 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 Map No. 82624-SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of two single-family lots and 11 small-lots.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit, excluding ADUs and JADUs. (Note: One space may be a compact space. Tandem parking is allowable.)
 - d. Provide a minimum of one-quarter (1/4) off-street guest parking spaces per small-lot dwelling unit.
 - e. The Advisory Agency has approved a minimum 16-foot wide common access driveway (easement) with a minimum of 10 feet in width that is clear to the sky for the approved subdivision.
 - f. A minimum of one common access walkway (easement) shall provide pedestrian access from a public street to the subdivision. The common access walkway(s) must be a minimum of 3 feet in width and remain unobstructed and open to the sky.
 - g. 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.
 - h. The project shall plant a minimum of 20 trees across the subdivision, as depicted in the plans in Exhibit A. Each tree shall be 24-inch box minimum in size.
 - i. The applicant shall seek and obtain any necessary approvals for any proposed ADUs and JADUs. No construction or siting of any ADUs or JADUs have been authorized herein.

- j. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- k. 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.
- l. A utility easement shall be provided per Department of Water and Power or similar agency requirements.
- m. 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.
- n. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- o. A Maintenance Agreement shall be formed, composed of all small-lot 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 small-lot owner and future small-lot 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.
- p. 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.

In no event shall the front yard of the subdivision along Haskell Avenue measure less than the depth required by the building line on the subject property, nor shall the front yard of the subdivision along Whitman Avenue measure less than 20 feet. A minimum 5-foot yard shall be required along the side lot line of the entire perimeter of the subdivision. A minimum 15-foot yard shall be required along both the rear lot line of the perimeter of the small-lot subdivision as well as the rear lot lines of both R1-1 - Zoned lots; this requirement may not apply to ADUs and JADUs on lots in the R1-1 Zone, as permissible by the LAMC; no deviation from the rear yard setback requirements of the LAMC has been granted.

Setbacks shall be permitted as follows:

Setbacks (in feet and inches)				
Lot No.	North	East	South	West
1	5 feet 6 inches	17 feet	5 feet	0 feet
2	5 feet 6 inches	0 feet	5 feet	0 feet
3	5 feet 6 inches	0 feet	5 feet	0 feet
4	5 feet 6 inches	0 feet	5 feet	0 feet
5	5 feet 6 inches	0 feet	5 feet	0 feet
6	5 feet 6 inches	0 feet	5 feet	15 feet
7	5 feet	17 feet	5 feet 6 inches	0 feet
8	5 feet	0 feet	5 feet 6 inches	0 feet
9	5 feet	0 feet	5 feet 6 inches	0 feet
10	5 feet	0 feet	5 feet 6 inches	0 feet
11	5 feet	0 feet	5 feet 6 inches	0 feet
12	5 feet	15 feet*	5 feet	20 feet
13	5 feet	15 feet*	5 feet	20 feet

**This requirement may not apply to ADUs and JADUs on lots in the R1-1 Zone, as permissible by the LAMC; no deviation from the rear yard setback requirements of the LAMC has been granted.*

23. The subdivision shall conform to the plans stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2020-6700-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 83131-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 prior to the issuance of a building permit. In the event that any modifications result in substantial changes to the plans stamped Exhibit "A", as determined by the Director of Planning, the applicant may be required to file for and submit a new small-lot administrative clearance case.
24. 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.
25. If applicable, within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the LAMC relating to demolition. A copy shall be provided to each eligible tenant within five days of recordation of the covenant and agreement.
26. **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 vesting tentative tract map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract map 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 map 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. Improvement Condition: Construct new street lights: one (1) on Haskell Avenue, and one (1) on Whitman Avenue.

Notes:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering 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. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Whitman Avenue being dedicated and adjoining the subdivision by the construction of the following:

1. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 2. Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway and elbow section satisfactory to the City Engineer.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvements.
- b. Improve Haskell Avenue adjoining the subdivision by the removal of the existing sidewalk and construction of a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - c. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

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

On April 21, 2021, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2020-6701-CE, for a Categorical Exemption, Class 32 (Chapter 3, Article 19, Section 15332, State CEQA Guidelines). I hereby adopt that action.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 83131-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 Van Nuys – North Sherman Oaks Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The subject property is split-zoned, with the western portion fronting Whitman Avenue zoned R1-1 and the eastern portion fronting Haskell Avenue zoned [Q]R3-1. The Community Plan designates the corresponding portions of the subject property for Low Residential and Medium Residential land uses corresponding to the RE9, RS, R1, RU, RD5, and RD6 Zones and R3 Zone, respectively; thus, the subject property is consistent with the existing land use designation. Accordingly, the project will maintain the desired delineation of multi-family uses along Haskell Avenue and single-family uses along Whitman Avenue, as prescribed by the General Plan. The Qualified “Q” Conditions on the [Q]R3-1 - Zoned portion of the subject property, established under Ordinance No. 167,939 and effective June 28, 1992, limit density to one unit per 1,200 square feet of lot area and maximum building height to 35 feet on that portion of the property. There is also a 20-foot building line along the project’s street frontage along Haskell Avenue. The property conforms with all of these requirements, and is not located within the boundaries of any relevant specific plan or interim control ordinance.

The Vesting Tentative Tract Map describes and illustrates land uses consistent with the existing zoning and General Plan land use designations on the subject property. Single-family residences are permitted in the R1-1 Zone and Low Residential land use designation, while medium-density apartments, condominiums, small-lot residences, and other similar multi-family uses are permitted in the [Q]R3-1 Zone and Medium Residential land use designation. The existing R1-1 Zone permits a density of one unit per 5,000 square feet of lot area, while the existing [Q]R3-1 Zone permits a density of one unit per 1,200 square feet of lot area. As such, the applicant would be permitted to construct a maximum of two single-family dwelling units and 11 multi-family dwelling units on the respective portions of the subject property. The proposed project does not exceed these maximum allowable densities for the underlying zones.

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 15-foot setback

requirements for the rear, six-foot setback requirements for the sides, and setback requirements aligning with those of the underlying zone for the front boundaries of the subdivision. The project is requesting an adjustment to permit five-foot perimeter side yard setbacks in lieu of the six feet required for the small-lot subdivision in the [Q]R3-1 Zone; the project otherwise complies entirely with the requirements of a small lot subdivision. In addition, the project is requesting an adjustment to permit 49 feet-wide lots in the R1-1 Zone in lieu of the 50 feet required. With the approval of these adjustments, which are permissible requests prescribed by the LAMC, the project is entirely consistent with the requirements of a vesting tentative tract map. 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 Van Nuys – North Sherman Oaks Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The subject property is split-zoned, with the western portion fronting Whitman Avenue zoned R1-1 and the eastern portion fronting Haskell Avenue zoned [Q]R3-1. The Community Plan designates the corresponding portions of the subject property for Low Residential and Medium Residential land uses corresponding to the RE9, RS, R1, RU, RD5, and RD6 Zones and R3 Zone, respectively; thus, the subject property is consistent with the existing land use designation. Accordingly, the project will maintain the desired delineation of multi-family uses along Haskell Avenue and single-family uses along Whitman Avenue, as prescribed by the General Plan. The Qualified “Q” Conditions on the [Q]R3-1 - Zoned portion of the subject property, established under Ordinance No. 167,939 and effective June 28, 1992, limit density to one unit per 1,200 square feet of lot area and maximum building height to 35 feet on that portion of the property. There is also a 20-foot building line along the project's street frontage along Haskell Avenue. The property conforms with all of these requirements, and is not located within the boundaries of any relevant 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. 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 15-foot setback requirements for the rear, six-foot setback requirements for the sides, and setback requirements aligning with those of the underlying zone for the front boundaries of the subdivision. The project is requesting an adjustment to permit five-foot perimeter side yard setbacks in lieu of the six feet required for the small-lot subdivision in the [Q]R3-1 Zone; the project otherwise complies entirely with the requirements of a small lot subdivision. In addition, the project is requesting an adjustment to permit 49 feet-wide lots in the R1-1 Zone in lieu of the 50 feet required. With the approval of these adjustments, which are permissible requests prescribed by the LAMC, the project is entirely consistent with the requirements of a vesting tentative tract map. 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.

The design and improvement of the proposed subdivision are consistent with the Van Nuys – North Sherman Oaks 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, the Los Angeles Department of Transportation, and the Bureau of Street Lighting 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 consists of a single existing lot encompassing approximately 28,680 square feet (approximately 0.66 gross acres). The property is a through lot located midblock along Haskell Avenue to the east and Whitman Avenue to the west, between Bassett Street to the north and Vanowen Street to the south. The lot is mostly rectangular in shape, with a street frontage of approximately 100 feet along the western side of Haskell Avenue to a depth of approximately 290 feet. The site is currently developed with entirely vacant. There are no significant trees on the project site or in the public right-of-way adjacent to the subject property.

The project site is located within the Van Nuys – North Sherman Oaks Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The subject property is split-zoned, with the western portion fronting Whitman Avenue zoned R1-1 and the eastern portion fronting Haskell Avenue zoned [Q]R3-1. The Community

Plan designates the corresponding portions of the subject property for Low Residential and Medium Residential land uses corresponding to the RE9, RS, R1, RU, RD5, and RD6 Zones and R3 Zone, respectively; thus, the subject property is consistent with the existing land use designation. The Qualified "Q" Conditions on the subject property, established under Ordinance No. 167,939 and effective June 28, 1992, limits density to one unit per 1,200 square feet of lot area and maximum building height to 35 feet. There is also a 20-foot building line along the project's street frontage along Haskell Avenue. The property is not located within the boundaries of any relevant specific plan or interim control ordinance.

The project proposes to subdivide the R1-1 - Zoned portion of the subject property into two lots for the construction of two single family homes (each of which will have one attached junior accessory dwelling unit and one detached accessory dwelling unit), as well as to subdivide the [Q]R3-1 - Zoned portion of the subject property into 11 small-lots for the construction of 11 small-lot homes. With the exception of the requested adjustments, which are permissible as prescribed by the LAMC, the project is entirely consistent with the requirements of the underlying zones for both the proposed single-family subdivision and small-lot subdivision. The project maintains the desired delineation of multi-family uses along Haskell Avenue and single-family uses along Whitman Avenue.

The Department of Building and Safety Grading Division has reviewed the request herein and, in email correspondence dated December 9, 2020, has determined that geology/soils reports are not required prior to planning approval of the Vesting Tentative Tract Map as the property is not located within a Hillside Area and is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone, and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Although the property is located within a horizontal surface area for the nearby Van Nuys Airport, located approximately 3,200 feet to the west, this designation does not inhibit the proposed development of residences with a maximum of 35 feet. The property is not located within any other special hazard zone, methane zone, or flood, landslide, or tsunami inundation zone. Conditions have been included to ensure that the development site is physically suitable for the proposed project, per the Department of Building and Safety Grading Division.

The project site is in an established and urbanized neighborhood in the San Fernando Valley area of Los Angeles. The surrounding area is primarily residential and is developed with various single- and multi-family residences. The surrounding area has experienced moderate redevelopment throughout the decades, with many properties featuring buildings of a variety of ages on-site. As a similar and compatible use representing a continuation of the existing residential use on the subject property, the proposed project is compatible with the surrounding area.

The Department of City Planning, on April 21, 2021, 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. The Class 32 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 has determined that the project meets all of these criteria and thus qualifies for a Class 32 Categorical Exemption. 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 Van Nuys – North Sherman Oaks Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The subject property is split-zoned, with the western portion fronting Whitman Avenue zoned R1-1 and the eastern portion fronting Haskell Avenue zoned [Q]R3-1. The Community Plan designates the corresponding portions of the subject property for Low Residential and Medium Residential land uses corresponding to the RE9, RS, R1, RU, RD5, and RD6 Zones and R3 Zone, respectively; thus, the subject property is consistent with the existing land use designation. The Qualified "Q" Conditions on the subject property, established under Ordinance No. 167,939 and effective June 28, 1992, permit a density of one unit per 1,200 square feet of lot area on the [Q]R3-1 - Zoned portion of the property; based on the total area of this portion of the property of approximately 13,667 square feet, the applicant would be permitted to construct a maximum of 11 units on this portion of the property. With 11 small lot homes proposed, the project's density does not exceed the maximum allowable density for the [Q]R3-1 Zone. The underlying zoning on the R1-1 - Zoned portion of the property permits a maximum density of one unit per 5,000 square feet; with two single-family residences proposed on the R1-1 - Zoned portion of the property, the project is entirely consistent with the maximum allowable density of the R1-1 Zone as well.

The project site is in an established and urbanized neighborhood in the San Fernando Valley area of Los Angeles. The surrounding area is primarily residential and is developed with various single- and multi-family residences. The surrounding area has experienced moderate redevelopment throughout the decades, with many properties featuring buildings of a variety of ages on-site. As a similar and compatible use representing a continuation of the existing residential use on the subject property, the proposed project is compatible with the surrounding area. The development of 11 small-lot homes and two single-family homes are appropriate and permitted uses on the subject property in the respectively zoned areas and desirable in an urban neighborhood developed with a variety of other similar residential uses. There are no special circumstances that would preclude the proposed density on the subject property. 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 Department of Building and Safety Grading Division has reviewed the request herein and, in email correspondence dated December 9, 2020, has determined that geology/soils reports are not required prior to planning approval of the Vesting Tentative Tract Map as the property is not located within a Hillside Area and is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone, and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The property is not located within any other special hazard zone, methane zone, 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 subdivision, and other design and improvement requirements. A final solar report will be submitted to the Advisory Agency prior to the recordation of the final map as a condition of approval of the request herein.

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 vesting 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.

FINDINGS OF FACT (ZONING ADMINISTRATOR'S ADJUSTMENT)

In connection with the approval of Vesting Tentative Tract Map No. 83131-SL, the Advisory Agency of the City of Los Angeles, pursuant to Section 17.03 A of the LAMC, makes the prescribed findings as follows:

- a. That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject property is split-zoned, with the western portion fronting Whitman Avenue zoned R1-1 and the eastern portion fronting Haskell Avenue zoned [Q]R3-1. The property is one existing lot, with no lot line indicating the zone boundary or any historical lot tie or other similar record, and the existence of two zones on the property is through no fault of the applicant. A typical property in the underlying [Q]R3-1 Zone would be permitted to develop a small-lot subdivision with perimeter side yard setbacks of five feet, but the subject property would be required to provide perimeter side yard setbacks of six feet due to the adjoining R1-1 - Zoned portion of the property to the rear. Therefore, it would be impractical to require a larger setback due to the existing split-zoned condition on the subject property; accordingly, the requested adjustment to allow north and south perimeter side yard setbacks of five feet for the proposed small-lot subdivision on the [Q]R3-1 - Zoned portion of the property is appropriate. The intent of the zoning regulations is to provide side yard setbacks that are consistent and compatible with neighboring properties; in this case, neighboring properties adjacent to the proposed small-lot subdivision are also zoned [Q]R3-1, and as such properties would typically be required to provide five-foot side yard setbacks, the requested five-foot side yard setbacks for the proposed project would be compatible and not detrimental to any of those adjacent properties.

In addition, while the [Q]R3-1 - Zoned portion of the subject property to the east along Haskell Avenue is 100 feet wide, the R1-1 - Zoned portion of the property to the west along Whitman Avenue is only 98 feet wide, due to a previous lot cut action. This is a hardship that is unique to the subject property and prevents the practical subdivision of this portion of the property into two lots in the R1-1 Zone, each of which would otherwise be required

to be a minimum of 50 feet in width. Therefore, the requested adjustment to permit lot widths of 49 feet for each of the two proposed lots in the R1-1 Zone is appropriate. The intent of the zoning regulations is to ensure all lots are of an adequate width to accommodate development and provide setbacks. As the requested adjustment is only one foot on each lot, it would be impractical to inhibit the subdivision and efficient use of the property for two lots over such a minor deviation, which would have no practical effect on lot utility. The project further complies with all other area and setback requirements of the R1-1 Zone, and thus the requested adjustment would not result in any practical impact.

Therefore, while existing site characteristics make strict adherence to the zoning regulations impractical, the project with the requested adjustments nonetheless conforms with the intent of those regulations.

- b. **That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project site is located within the Van Nuys – North Sherman Oaks Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The subject property is split-zoned, with the western portion fronting Whitman Avenue zoned R1-1 and the eastern portion fronting Haskell Avenue zoned [Q]R3-1. The project proposes to subdivide the R1-1 - Zoned portion of the subject property into two lots for the construction of two single family homes (each of which will have one attached junior accessory dwelling unit and one detached accessory dwelling unit), as well as to subdivide the [Q]R3-1 - Zoned portion of the subject property into 11 small-lots for the construction of 11 small-lot homes. The project will provide two vehicle parking spaces per dwelling unit, as well as three guest parking spaces for the proposed small-lot subdivision, for a total of 29 vehicle parking spaces. The Qualified “Q” Conditions on the subject property permit a density of one unit per 1,200 square feet of lot area and a maximum building height of 35 feet on the [Q]R3-1 - Zoned portion of the property; based on the total area of this portion of the property of approximately 13,667 square feet, the applicant would be permitted to construct a maximum of 11 units on this portion of the property. With 11 small lot homes proposed and a maximum building height of 35 feet, the project's density and scale do not exceed the maximums allowable for the [Q]R3-1 Zone. The underlying zoning on the R1-1 - Zoned portion of the property permits a maximum density of one unit per 5,000 square feet and a maximum building height of 33 feet; the project is entirely consistent with these requirements as well.

The project maintains the desired delineation of multi-family uses along Haskell Avenue and single-family uses along Whitman Avenue. The requested adjustments are appropriate and will not have any practical detrimental impact on adjacent properties, and the proposed uses are otherwise entirely consistent with the requirements of the underlying zones and land use designations. The proposed developments will activate and efficiently utilize a currently vacant lot, and the proposed nature and scale of the project are similar to, compatible with, and will enhance adjacent properties and the community in general. There is no substantial evidence that indicates the proposed development of two single-family homes (with ADUs and JADUs) and 11 small-lot residences would have any significant negative impacts. 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. **That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

The project site is located within the Van Nuys – North Sherman Oaks Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The subject property is split-zoned, with the western portion fronting Whitman Avenue zoned R1-1 and the eastern portion fronting Haskell Avenue zoned [Q]R3-1. The project proposes to subdivide the R1-1 - Zoned portion of the subject property into two lots for the construction of two single family homes (each of which will have one attached junior accessory dwelling unit and one detached accessory dwelling unit), as well as to subdivide the [Q]R3-1 - Zoned portion of the subject property into 11 small-lots for the construction of 11 small-lot homes. The Qualified “Q” Conditions on the subject property permit a density of one unit per 1,200 square feet of lot area and a maximum building height of 35 feet on the [Q]R3-1 - Zoned portion of the property; based on the total area of this portion of the property of approximately 13,667 square feet, the applicant would be permitted to construct a maximum of 11 units on this portion of the property. With 11 small lot homes proposed and a maximum building height of 35 feet, the project's density and scale do not exceed the maximums allowable for the [Q]R3-1 Zone. The underlying zoning on the R1-1 - Zoned portion of the property permits a maximum density of one unit per 5,000 square feet and a maximum building height of 33 feet; the project is entirely consistent with these requirements as well.

The project maintains the desired delineation of multi-family uses along Haskell Avenue and single-family uses along Whitman Avenue. The requested adjustments are appropriate and will not have any practical detrimental impact on adjacent properties, and the proposed uses are otherwise entirely consistent with the requirements of the underlying zones and land use designations. The proposed developments will activate and efficiently utilize a currently vacant lot, and the proposed nature and scale of the project are similar to, compatible with, and will enhance adjacent properties and the community in general. There is no substantial evidence that indicates the proposed development of two single-family homes (with ADUs and JADUs) and 11 small-lot residences would have any significant negative impacts. Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map 83131-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



HEATHER BLEEMERS
Deputy Advisory Agency

HB:CS:MS: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/>.

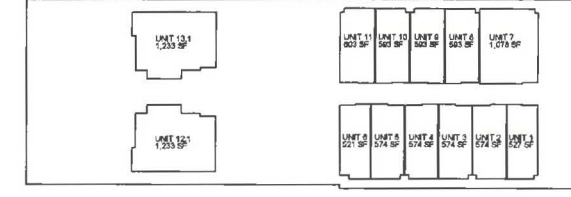
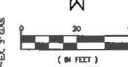
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California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

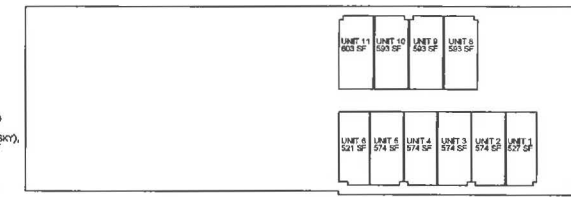
EXHIBIT A
VTT-83131
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SECOND FLOOR



THIRD FLOOR

ABBREVIATIONS USED:

CEW.....	CONC. BLOCK WALL	(196.37).....	EXISTING ELEVATION
CUG.....	CURB AND GUTTER	196.37.....	PROPOSED ELEVATION
DE.....	DRIVEWAY APPROACH		DIRECTION OF FLOW
PP.....	POWER POLE		
EX.....	EXISTING		CONSTRUCTION NOTE NO.
PH.....	FIRE HYDRANT		
FL.....	FLOW LINE ELEVATION		AREA TO BE SUBSIDIZED / P
GM.....	MAN HOLE		
SM.....	SEWER		PROPOSED PROPERTY LINE
SW.....	SIDEWALK		
SD.....	STORM DRAIN		
TC.....	TOP OF CURB ELEV.		
WM.....	WATER METER		

NOTES:

1. DRAINAGE BY SURFACE METHODS.

2. THERE ARE NO HAZARDOUS AREAS ON THIS PROPERTY.

3. THERE ARE NO OLD OAK TREES, SO. CAL. BLACK WALNUTS, WESTERN SYCAMORES, OR CALIFORNIA BAYS ON THIS PROPERTY.

4. EXISTING LOT: 1 PROPOSED LOT: 13

5. NOTE: SMALL LOT SINGLE FAMILY SUBDIVISIONS IN THE (G) R-1 ZONE, PURSUANT TO ORDINANCE NO. 178,304.

6. PROPOSED 11' WIDE ACCESS (OPEN TO S) UTILITY EASEMENT & DRAINAGE EASEMENT

UTILITY PURVOTORS:	
WATER:	CITY OF LOS ANGELES DWP
POWER:	CITY OF LOS ANGELES DWP
Gas:	SOUTHERN CALIFORNIA GAS CO
TELEPHONE:	PACIFIC BELL
CABLE:	CHARTER COMMUNICATIONS
SANITARY SEWER:	CITY OF LOS ANGELES
STORM DRAIN:	CITY OF LOS ANGELES
CODE:	<p>2019 LOS ANGELES BUILDING CODE (LABC)</p> <p>LABC ELECTRICAL CODE: LABC</p> <p>MECHANICAL CODE: LABC PLUMBING CODE, CALIFORNIA GREEN-BUILDING ENERGY CODE, CALIFORNIA GREEN-24</p> <p>ENERGY CODE: CALIFORNIA GREEN-BUILDING CODE, A LOCAL AMENDED CODE</p>
CONST.:	<p>TYPE V-B W/ FULLY SPRINKLER</p> <p>SYSTEM PER NFPA 13D for BOTH (JOIR3 & R1-1 ZONES)</p> <p>NOTE: The sprinkler system shall be approved by Planning Division 5. Fire Dept prior to installation.</p>
OCC.	R-3.1 U for BOTH (JOIR3 & R1-1 ZONES)

1. APPLICANT OWNER:	CFC-HASKELL, LP ATTN: VITO TERRY 8324 DANFORD DRIVE, E. WOODBRIDGE, CALIFORNIA
2. SCOPE OF WORK:	<p>A. SUBDIVIDE ONE ACRE VETIBO TERRY TRACT - ONE LOT UNDER SUBDIVIDED PA - ONE LOT UNDER (SEPARATE SUB)</p> <p>B. NEW CONSTRUCT LOT SUBDIVISION PER UNIT WITH G</p> <p>C. NEW CONSTRUCT DWELLINGS WITH (2) DETACHED AC PARCELS INCL AVAILABLE IN-UE</p>

N
TEMPLE CITY, CA 91766
com: JT 626-8440

APN LOT INTO (1) SEPARATE PARCELS PURSUANT TO
ZONE RPD1 MAP SUBDIVISION C
ZONE RPD1S SMALL LOT SUBDIVISIONS WITH (1) SEPARATE
ZONE R-1 SINGLE-FAMILY DWELLING SPLIT INTO
ADJOINED PARCELS.

ITION (IN UNIT MODERN STYLE 2-STORY & 3-STORY SMALL
UNIT) IN ZONE DURS-1, INCLUDING 2-CAR ON-SITE GARAGE
TYPICAL PARKING.

ITION (QUINT CRAFTSMAN STYLE OVERLAPPING SINGLE FAMILY
(1) ATTACHED JUDSON ACCESSORY DWELLING SUITS AND A
CESSORY DWELLING UNITS ON TWO APD ZONE R-1.
DE ON-HITE 2-CAR GARAGE FOR LOCAL BUS STOP
U OF ADJ. NEIGH PARKING FOR ADJ. & A.D.U.

[Handwritten signature]

RECEIVED HOUSTON COUNTY CLERK
DATE
FEB 10 2015
CLERK OF SUPERIOR COURT
COUNTY OF SAN DIEGO

PROJECTS LOCATION:	6439 N. HASKELL, AVENUE 180 SOUTH MAJOR CROSS STREET: HASKELL COMMUTATION PLAN AREA: VAN HOUT COUNCIL DISTRICT: 6
LEGAL DESCRIPTION:	APN: 3224-034-006, CITY OF LOS ANGELES LOT FR 5, AR 3 TRACT 8609
ZONING/ LAND USE	EXISTING: JCR1-171-V, VACANT LOT PROPOSED: SINGLEF171-1-RESIDENTIAL (SMALL)
PLANNING REQUEST	A. PROPOSE ZONING TENTATIVE 12.33C.277(1)(A) FOR A SINGLE SINGLE-FAMILY DWELLINGS, A JCR1, INCLUDING A 10' WIDE FOR THE SMALL LOT HOMER PER A. ZONE BOUNDARY ADJUSTMENT
LOT AREA:	TQ3R3-3 ZONE: 100' x 140' = 14,000 TQ3R3-3 ZONE: 100' x 140' = 14,000 GROSS LOT AREA: 28,000 AFTER DEDUCTION ON HASKELL AVE --TQ3R1-3 ZONE: 43,967 SF --TQ3R1-3 ZONE: 43,967 SF --TQ3R1-3 ZONE: 43,967 SF AFTER DEDUCTION LOT AREA TOTAL:

BELLE, CA 91408
 AVE./WHITTAN AVE. & BASSSET ST.
 9-NORTH SHERMAN OAKS
 HOULETS
 LOT - MEDIUM RESIDENTIAL FLOW RES.
 LAMC 10 & 3FD - MEDIAN RESIDENTIAL FLOW RES.
 EXTRACT MAP PURSUANT TO LAMC 17.03, §7.15 &
 DIVISION OF (1) SMALL LOT UNITS AND (2)
 CHANGING WITH DETACHED ADDED AND ATTACHED
 CARRY-OUT AND NONCHITELY GIVE YARD REDUCTION
 ON LOT 6, PURSUANT TO LAMC 12.50-6.3,
 THE FOLLOWING:
 LOT 6 = 2-0' = 13,967 SF,
 = 14,713 SF
 = 28,680 SF. (0.66 ACRES)
 VENUS = 13,657 SF.
 VENUS + LOT 7 = 13,657 SF.
 VENUEVE = 11,773 SF.
 VENUS + LOT 8 = 11,773 SF.
 AL = 25,443 SF. (0.58 ACRES)

[illegible]

PROJECT LOCATION:
6839 N. HASKELL
LOS ANGELES, CA 90028

DRAWN BY: PM
CHECKED BY: PM
DATE: 04/14/2001
JOB NO.: 13-000-028
SCALE: 1"=4'
FILE NAME:

TTM-1

SHEET 1 OF 1 DET.