

III VESTING TENTATIVE TRACT NO. VTT-73704-SL
(stamped map dated February 1, 2016)

HEARING DATE: March 29, 2016

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

This is a request for Vesting Tentative Tract VTT-73704-SL, to create 26 single family home lots in a Small Lot Subdivision with 63 parking spaces. The subject property consists of a lot totaling 0.972 net-acres or 42,342 square-feet after street merger. It is a U-shaped non-hillside, parcel of land with a frontage of 177.7 feet on the west side of Hermitage Avenue. The site address is 12300-12302 Weddington Street and 5261, 5263, 5303 & 5305 Hermitage Avenue, located within the North Hollywood-Valley Village Community Plan area.

OWNER

UB Valley Village, LLC (A/O)
8150 Beverly Boulevard. #100
Los Angeles, CA 90048

REPRESENTATIVE

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

RELEVANT CASES

ON-SITE:

CPC-1986-0243 - On February 23, 1993 the City Council approved a Specific Plan for Valley Village to regulate land use, building height, setbacks and specify standards for landscaping, signs and parking.

CPC-1986-0446-GPC – On August 8, 1989 the City Council approved zone change from R4-1 and R3-1 to [Q]R3-1 as part of the General Plan/Zoning Consistency Program for North Hollywood-Valley Village.

OFF-SITE

CPC-1986-0243 - On February 23, 1993 the City Council approved a Specific Plan for Valley Village to regulate land use, building height, setbacks and specify standards for landscaping, signs and parking.

CPC-1986-0446-GPC – On August 8, 1989 the City Council approved zone change from R4-1 and R3-1 to [Q]R3-1 as part of the General Plan/Zoning Consistency Program for North Hollywood-Valley Village.

PUBLIC RESPONSES

A letter in opposition to the project has been received.

GENERAL COMMENTS

The subject site is flat, U-shaped parcel of land, consisting of four lots, with a frontage of 177.7 feet on the west side of Hermitage Avenue and on both sides Weddington Street west of Hermitage with a depth of 234.5 feet. The project site is located at 15012 W. Moorpark Street.

Surrounding properties along Hermitage Avenue and Weddington Street consist of apartments, condominiums and some triplexes and single family homes zoned [Q]R3-1. The project site is currently developed with two duplexes, a triplex and a fourplex constructed in 1931 and 1953, to be demolished. The Office of Historic Resources conducted an investigation of the structures but did not consider them a significant historic resource under Survey Los Angeles. The subject site is designated Medium Residential by the North Hollywood-Valley Village Community Plan with a corresponding zone of R3.

Street Designation

Hermitage Avenue and Weddington Street are designated local streets with existing widths of 60 feet. Magnolia Boulevard to the south is designated a secondary highway with a width of 80-83 feet. Chandler Boulevard to the north is a divided major highway with a width, excluding the median, of 100 feet. The Bureau of Engineering letter dated September 4, 2015 is requiring that Hermitage Avenue be improved with a 5-foot concrete sidewalk and landscaping the parkway within the 12 foot wide public sidewalk area. Weddington Street west of Hermitage Avenue is to be merged into the project site.

Density

The submitted map exceeds the 1,200 square feet of land area per dwelling unit required by the [Q]R3-1 zone due to it having a project site with 42,342 square-feet, which divided by the proposed 26 units is 1,628 square feet per unit, at the density of the RD1.5 zone and half of that permitted by R3.

Parking

52 parking spaces and 7 guest parking spaces will be provided, which meet the Advisory Agency's residential parking requirements for Small Lot Subdivisions of two (2) resident parking spaces and ¼ guest parking spaces per lot. .

Trees

The tree report from the landscape architect dated March 30, 2015 states that there are 24 non-protected trees and no protected trees on the project site. 18 of the trees will be removed to accommodate grading and construction activities and six will be preserved or relocated. Staff will include the standard tree replacement condition that the non-protected trees that are removed be replaced on a 1:1 basis.

Environmental issues

The project site is not located in a hillside grading, landslide area or on an earthquake fault. However, it is in an area subject to liquefaction during a major earthquake and is located 4.25 kilometers from the nearest fault, the Hollywood Fault. Mitigated Negative Declaration ENV-2015-2618-MND, dated March 9, 2016, addresses the above issues.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the proposed 26-lot Small Lot Subdivision for the four lots located on both sides of Weddington Street west of Hermitage Avenues is satisfactory as submitted with additional conditions as noted in the memo dated September 4, 2016 and updated February 9, 2016. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated August 26, 2015 and updated February 18, 2016 have been satisfied. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

DEPARTMENT OF TRANSPORTATION: No comment was received during the preparation of this report.

FIRE DEPARTMENT: No comment was received during the preparation of this report.

DEPARTMENT OF WATER AND POWER: No comment was received during the preparation of this report.

BUREAU OF STREET LIGHTING: No comment was received during the preparation of this report.

BUREAU OF SANITATION: No comment was received during the preparation of this report.

ENVIRONMENTAL CLEARANCE

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2015-2618-MND on March 9, 2016. The mitigation measures attached serve to

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Vesting Tentative Tract No. 73704-SL for 26 lots. In the event the Advisory Agency approves the tract, it will be subject to the standard conditions and the additional conditions in the Draft Tentative Tract Decision Letter with Conditions.



Prepared by: Nelson Rodriguez,
City Planning Associate

Note: The recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND

6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT J. BERTONI
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

Decision Date:

Appeal End Date:

UB Valley Village, LLC (A/O)
8150 Beverly Boulevard. #100
Los Angeles, CA 90048

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

RE: Vesting Tentative Tract No. 73704-SL
Related Case: DIR-2015-2697-SPP
Address: 12300-12302 Weddington Street &
5261, 5263, 5303 & 5305 Hermitage Avenue
Plan Area: North Hollywood-Valley Village
Zone : [Q]R3
D.M. : 171-B-165
C.D. : 2
CEQA: ENV-2015-2618-MND
Legal : Frac. Lots 6,7,8&9, Tracts 9237 &1487

DRAFT VESTING TENTATIVE TRACT DECISION LETTER WITH CONDITIONS

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2015-2618-MND as the environmental clearance and approved Vesting Tentative Tract No. 73704-SL, located at 12300-12302 Weddington Street and 5261, 5263, 5303 & 5305 Hermitage Avenue, for a maximum 26-lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 as shown on the map stamp-dated February 1, 2016, in the North Hollywood-Valley Village Community Plan. This unit density is based on the [Q]R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property) The Advisory Agency's approval is subject to the following conditions:

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

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That portion of the Weddington Street within the tract property and as shown on the vesting tentative map stamp dated July 13, 2015 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

2. That any surcharge fee in conjunction with the street merger request be paid.
3. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
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 if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley District Engineering District Office.
6. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide a copy of DIR case DIR-2015-2697-SPP. Show compliance with all the conditions/requirements of the DIR case as applicable.
- c. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedications.
- d. Show street merger as approved by BOE.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress for the small lot subdivision on the final map.

Notes:

Comply with the 30' height limit per the Valley Village Specific Plan Area.

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

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

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 property line. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient 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 Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

9. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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

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

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

13. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will

be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code (LAMC) Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby fee be based on the R3 Zone.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

15. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of 26 lots.
 - b. Provide a minimum of two (2) covered parking spaces per dwelling unit and guest parking at $\frac{1}{4}$ spaces per unit for the Small Lot Subdivision site.
 - c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - f. That prior to issuance of any permit, any guardrails proposed for the balcony shall be solid and not transparent.
 - g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property

- damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

- h. A Community Maintenance Agreement shall be created, 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 to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- i. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- j. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tract No. 73725-SL shall not be issued until after the final map has been recorded.

16. **Note to City Zoning Engineer and Plan Checker.** The Advisory Agency has approved the following variations from the LAMC as it applies to this small lot subdivision and the proposed development on the site. Submit a revised matrix for seven lots:

Lot No.	North	South	East	West
1.	35'5"	0'	15'	10'
2.	0'	0'	15'	10'
3.	0'	0'	15'	10'
4.	0'	5'	15'	10'
5.	0'	5'	10'	5'
6.	0'	0'	10'	5'
7.	0'	0'	10'	5'
8.	35'5"	0'	10'	4'
9.	13'	0'	5'	19'8"
10.	0'	0'	2'	17'
11.	0'	0'	5'	10'
12.	0'	0'	5'	10'
13.	0'	5'	5'	10'
14.	0'	5'	10'	5'
15.	0'	0'	10'	5'
16.	0'	0'	10'	5'

Lot No.	North	South	East	West
17.	3'	0'	10'	5'
18.	0'	0'	2'	5'
19.	0'	0'	10'	5'
20.	0'	0'	10'	5'
21.	5'	0'	10'	5'
22..	5'	13'	0'	0'
23.	5'	13'	0'	0'
24.	5'	13'	0'	0'
25.	5'	13'	0'	0'
26.	5'	13'	45'	0'

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

- 17. That prior to 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 requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 18, and 19 of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
- 18. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

Air Quality

- MM-1 All off-road construction equipment greater than 50 hp shall meet U.S. EPA Tier 4 emission standards, where available, to reduce NOx, PM10, and PM25 emissions at the project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what would be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- MM-2 Require the use of 2010 and newer diesel haul trucks (e.q.. material delivery trucks and soil import/export) and if the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained, the lead agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.

- MM-3 At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specifications, BACT documentation, and CARB or SCAQMD operating permit shall be provided.
- MM-4 Encourage construction contractors to apply for SCAQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for SCAQMD "SOON" funds. The "SOON" program provides funds to accelerate cleanup off off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at <http://www.aqmd.gov/home/programs/business/business-detail?title=off-road-diesel-engines&parent=vehicle-engine-upgrades>.
- MM-5 Construction activities shall comply with SCAQMD Rule 403, including the following measures:
- A. Apply water to disturbed areas of the site three times a day.
 - B. Require the use of a gravel apron or other equivalent methods to reduce mud and dirt tracked out onto truck exit routes.
 - C. Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to p.m. generation.
 - D. Limit soil disturbance to the amounts analyzed in the Final MND.
 - E. All materials transported off-site shall be securely covered.
 - F. Apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
 - G. Traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Habitat Modification (Nesting Native Birds, non-Hillside or Urban Areas)

- MM-6 Proposed Project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid taking (including disturbances which would cause abandonment of active nests containing eggs and/or young). Taking means to hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Wildlife Code Section 86).
- MM-7 If project activities cannot feasibly avoid the breeding bird season beginning thirty days prior to the disturbance of suitable nesting habitat the applicant shall:

- A. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- B. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- C. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- D. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Tree Removal (Non-Protected Trees)

- MM-8 Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-9 All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced on a 1:1 ratio with a minimum 24 inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-10 Remainder replacement trees shall be handled with the City Plants Program.
- MM-11 Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division

at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

Tree Removal (Public Right-of-Way)

- MM-12 Removal of trees in the public right-of-way requires approval by the Board of Public Works
- MM-13 The required Tree Report shall include the location, size, type and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213 847-3077).
- MM-14 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- MM-15 All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Tree Protection Plan

- MM-16 The project shall comply with the recommendations contained within the tree protection plan that applies to the two camphor trees to be retained on the site only, included as an Appendix to this MND.
- A. General requirements
1. Contractor to review the Tree Preservation Plan to determine which trees are to be protected.
 2. No equipment is to be operated or parked under a tree, or is any material to be stored within the dripline of a tree or leaned against a tree trunk. Do not pile or compact soil within a dripline.
 3. In areas of construction, protect the soil surface from traffic compaction with 3" of mulch or overlapping $\frac{3}{4}$ " plywood sheets. Apply mulch six inches away from tree trunks to help prevent diseases from flourishing. Remove weeds before spreading mulch.

4. No surface irrigation shall be installed within the dripline of a tree.
5. No chemical herbicides are to be used within 100 feet of a tree's dripline.
6. Do not nail grade stakes or anything else to trees.
7. Encroachment from paving or structures within the dripline of a tree shall be permitted only with written authorization from the Owner's Agency Arborist. No encroachment within 10' of a tree trunk will be permitted under any circumstances.
8. Do not strip topsoil around trees. Any vegetation to be removed should be removed by cutting at ground level rather than by pulling out by equipment.
9. Use a pneumatic drill to excavate under woody roots larger than 2' in diameter. Do not cut any root larger than 2" in diameter. If roots must be severed, cuts are to be made by an arborist and soil backfilled immediately.

B. Typical Work Procedures.

All work around any existing oak trees and all trees designated to remain and to be protected shall follow this work procedures program. This program has been developed to minimize the impacts to each tree and protect them from unscheduled damage.

1. All work within a tree's root zone shall follow the Los Angeles DRP Tree Care Manual.
2. The extent of all work affecting any protected tree shall be staked by a field survey and reviewed with the Owner's Agent Arborist prior to construction.
3. The Owner's Agent Arborist shall approve any pruning of protected trees prior to the start of construction. Any recommended pruning is to be done by a licensed arborist only, not by construction or maintenance personnel.
4. Hand dig the vertical trench in the final cut line and to the final grade; cleanly cut roots behind torn ends. There is no need to apply any kind of pruning seal, since roots will form their own internal barriers to decay.
5. Tree protection fencing as per plan and details in Appendices A and B (of the Tree Protection Plan included in Appendix B-2 of this MND) shall be constructed at the limit of approved work to

protect the trees from unauthorized damage prior to the beginning of construction. It shall remain in place until landscape work commences.

6. No further work within the root zone shall be done beyond that which was approved without obtaining written approval from the owner's Agent Arborist, prior to proceeding.
7. The area within the chain link fence shall not be used for Material or equipment storage, or parking during construction.
8. During construction, the impacted trees shall be monitored for symptoms of shock. The contractor shall provide temporary water to irrigate and if needed, wash dust from foliage. Irrigation shall wet the top 2-3 feet of soil to replicate similar volumes and normal seasonal distribution and trees typical irrigation pattern. Contact the owner's Agent Arborist if a decline in a tree's condition is noted.
9. Watering of trees shall be done around and beyond the dripline, not near the trunk. Water infrequently and deep to encourage a deep root system. Examine trees regularly for symptoms of water stress. For young trees and mature trees showing drought stress, form a basin by creating a berm of soil several inches high that encompasses the dripline of the tree; fill the basin with water. Probe the soil to a depth of three feet to monitor soil moisture within the dripline, daily and weekly for younger trees and monthly to bimonthly for the mature trees. Irrigate trees early morning or just before dawn. Install sprinklers outside the dripline and direct sprinklers away from trunks and canopy. Do not install sprinklers within the dripline. Avoid sprinklers wetting tree trunks and canopies, especially trees susceptible to fungal disease.

C. Schedule of Meetings

1. The Construction Manager to meet with Owner's Agent Arborist prior to construction to review requirements for tree protection onsite. The Construction Manager to review the location of trees in light of construction and inform Owner's Agent arborist of any potential hazards of construction equipment or construction practices to protected trees. Required digging and trenching around a tree should be planned ahead to minimize the root loss. When roots must be severed, clean cuts shall be made and sealed by an arborist. The soil shall then be backfilled immediately to minimize drying of the roots.

2. The Construction Manager to be available to meet with Owner's Agent Arborist once a month during construction to review the health of a tree and the construction practices.
3. The Construction Manager to inform Owner's Agent Arborist of any breach or potential breach to a tree protection zone, above requirements or work procedures and to be available
4. To meet with Owner's Agent Arborist to review plan for mitigation.

Increased Noise Levels (Demolition, Grading and Construction Activities)

- MM-17 Two weeks prior to commencement of construction, notification shall be provided to off-site residential and school uses within 500 feet of the Project site that discloses the construction schedule, including the types of activities and equipment that would be used throughout the duration of construction period.
- MM-18 Temporary sound barriers, capable of achieving a sound attenuation of at least 10 dBA (e.g., construction sound wall with sound blankets) at 50 feet of distance, and capable of blocking the line-of-sight to the adjacent residences shall be installed as feasible.
- MM-19 All powered construction equipment shall be equipped with exhaust mufflers or other suitable noise reduction devices capable of achieving a sound attenuation of at least 3 dba at 50 feet of distance.
- MM-20 All construction areas for staging and warming-up equipment shall be located as far as possible from adjacent residences.
- MM-21 Portable noise sheds for smaller, noisy equipment, such as air compressors, dewatering pumps, and generators shall be provided where feasible.
- MM-22 Route haul trucks, construction equipment and other sources of on-road vibration away from Hermitage Avenue, Weddington Street and Corteen Place, as feasible, to avoid significant vibration impacts on the residences in the neighborhood.

Public Services (Fire)

- MM-23 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and

entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Public Services (Police)

- MM-24 Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.
- MM-25 The plans shall incorporate a design that enhances security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment and location of toilet facilities or building entrances in high-foot traffic areas. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-26 Upon completion of the Project, the North Hollywood Area commanding shall be provided with a diagram of each portion of the property. The diagram shall include access routes and any additional information that might facilitate police response.

Utilities (Wastewater)

- MM-27 As part of the normal construction/building permit process, the Project Applicant shall confirm with the City that the capacity of the local and trunk lines are sufficient to accommodate the project's wastewater flows during the construction and operation phases. If the public sewer has insufficient capacity, then the Project Applicant shall be required to build sewer lines to a point in the sewer system which sufficient capacity. If street closures for construction is required, the Project Applicant shall coordinate with LADOT on a traffic control plan and have flagmen to facilitate traffic flow and safety.

Utilities (Water)

- MM-28 As part of the normal construction/building permit process, the Project Applicant shall confirm with the LADWP Water Service Organization (WSO) that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phases. If the water infrastructure has insufficient capacity, then the Project Applicant shall be required to build water lines to a point in the

system with sufficient capacity. If street closures for construction are required, the Project applicant shall coordinate with LADOT on a traffic control plan and have flagmen to facilitate traffic flow and safety.

19. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

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

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-5 All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-6 All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- CM-8 Trucks having no current hauling activity shall not idle but be turned off.
- CM-9 The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- CM-10 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- CM-11 Chapter IX, Division 70 of the Los Angeles Municipal Code (LAMC) addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The applicant of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- CM-12 The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- CM-13 Sediments carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- CM-14 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major requires shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- CM-16 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.

- CM-17 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-18 (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing service(s) to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-19 (Construction/Demolition) To facilitate on-site separation and recycling of demolition and construction related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

- SF-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by both the Council District 2 and the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3 That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Construct new light on Hermitage Avenue.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1) Improve Hermitage Avenue cross Weddington Street being merged (Close Weddington Street) by the construction of a new 5.5 foot wide concrete sidewalk and landscaping of the parkway within the 12-foot wide public sidewalk area including any necessary removal and reconstruction of the existing improvements.

NOTES:

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2015-2618-MND on March 9, 2016. The Committee found that potential negative impact could occur from the projects implementation due to:

- Air Quality (Construction)
- Biology (Tree Removal)
- Noise (Construction)
- Public Services (Fire, Police)
- Utilities (Wastewater, Water)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2015-2861-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **No(s). 18, 19** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 17.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 73704-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The North Hollywood-Valley Village Community Plan designates the subject property Medium Residential with a corresponding zone of R3. The subject property consists of a lot totaling 0.972 net-acres or 42,342 square-feet after street merger. The project site is zoned [Q]R3-1, which requires 1,200 square feet of land per dwelling units and which will permit the 26 lots proposed by this subdivision. The 26 lots approved for this project will be consistent with the Medium designation of the General Plan and the [Q]R3 zone for the project site.

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

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make improvements on Hermitage Avenue (a Local Street) in order to meet current street standards.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

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

Surrounding properties along Weddington Street and Hermitage Avenue consist of apartments, condominiums and some triplexes and single family homes zoned [Q]R3-1. The project site is currently developed with two duplexes, a triplex and a fourplex constructed in 1931 and 1953, to be demolished. The Office of Historic Resources conducted an investigation of the structure but did not consider it as a significant historic resource under Survey Los Angeles. The subject site is designated Medium Residential by the North Hollywood-Valley Community Plan with a corresponding zone of R3.

The project site is not located in a hillside grading, landslide area or on an earthquake fault. However, it is in an area subject to liquefaction during a major earthquake and is located 4.25 kilometers from the nearest fault, the Hollywood Fault. The site is an in-fill lot in a substantially developed urban area. The 26 lots created by this subdivision will comply with area requirements of the R3 zone.

The Environmental Review conducted by the Department of City Planning, as indicated in Case No. ENV-2015-2618-MND. (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area are consistent with existing development and the suburban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via implementation of the required mitigation measures as identified under the Conditions of Approval for this project.

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

The site is one of the few under improved properties in the vicinity. The development of this tract is an infill of an otherwise mixed multi-family residential neighborhood along Weddington Street and Hermitage Avenue. The proposed development of 26 single-family homes is consistent to the unit density permitted by the [Q]R3 zone and is compatible to the surrounding neighborhood.

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

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.

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

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

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

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

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

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)
- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
 - 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
 - 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
 - 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
 - 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tract No. 73704-SL.

Vincent P. Bertoni, AICP
Director of Planning

JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

VPB:JC:mkc

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

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

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

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

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

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