

(VESTING) TENTATIVE TRACT NO. 74526-SL (stamped map dated August 11, 2017)

HEARING DATE: March 14, 2018

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

Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 12.22 C.27 (Small Lot Ordinance), a Vesting Tentative Tract Map for the merging and re-subdivision of three existing lots into eight new small lots and to construct eight new single-family dwellings, each with two parking spaces. The existing duplex and single-family dwelling on-site is proposed to be demolished. The project also involves the import of 260 cubic yards of soil, and the removal of four non-protected trees.

ADDRESS

4910, 4912, 4916, and 4918 S. Centinela Avenue

APPLICANT

Cy Kirshner
Anchor Point Ventures, LLC
409 Washington Boulevard
Marina del Rey, CA 90292

REPRESENTATIVE

Brian Silveira
Brian Silveira & Associates
2313 Grand Canal
Venice, CA 90291

RELEVANT CASES

ON-SITE:

There are no previous or existing cases relevant to this subdivision.

OFF-SITE:

Case No. TT-68050: On March 8, 2007, the Deputy Advisory Agency approved a Tentative Tract Map for a one-lot subdivision with six residential units at 4980 and 4986 S. Centinela Avenue.

PUBLIC RESPONSES

No letters have been received from the public.

GENERAL COMMENTS

The project site consists of three existing lots that covers a lot area of approximately 9,150 square feet. The subject site has frontage along the east side of Centinela Avenue measuring approximately 92 feet in width, and a lot depth measuring approximately 100 feet.

The property fronts Centinela Avenue, designated as a Modified Avenue I street with a designated right-of-way width of 90 feet and designated roadway width of 66 feet. The portion of Centinela Avenue directly abutting the site is improved with a 90 foot right-of-way and 60 foot roadway. The subject site would not be required to dedicate for street widening purposes. The site is designated for Medium Residential land uses in the Palms – Mar Vista – Del Rey Community Plan and is zoned R3-1.

The site is currently improved with a single-family dwelling and a duplex built in 1926 and 1953, respectively. The project has not been identified as a historic resource or identified in the City's HistoricPlacesLA or SurveyLA. Building permits for the new construction of eight three-story single-family dwellings over two-car garages with a roof deck were filed on January 22, 2018 with the Department of Building and Safety, Permit Nos. 18010-10000-00219 through 18010-10000-00226; the building permits are currently pending.

The project involves the demolition of the existing duplex and single-family dwelling and merging and re-subdivision of three existing lots into eight new small lots and to construct eight new single-family dwellings. Per architectural plans stamp-dated August 11, 2017, the single-family dwelling units will be four stories and a maximum of 45 feet in height. The subdivision maintains setbacks along the perimeter of the property of 14.81 feet to the west, and 5 feet along the north, south, and east. Vehicular access is provided in the form of a Common Access Driveway Area that is 27 feet and 4 inches wide with 12-feet that is clear to sky. Vehicles have approximately 23 feet of back-up and maneuvering space when accessing the parking spaces. Pedestrian access is provided in the form of a Common Access Pedestrian Easement that is 5 feet in width along the northern property line. Balcony decks are located on second through fourth stories along the Centinela Avenue frontage, west elevation, and alley facing frontage east elevation, with balconies on the second floor of the north elevation, and roof decks are provided on level 5. Trash storage is maintained in the garages for the individual small lot homes. There are no protected trees on the site, as identified in the Tree Report prepared by Cy Carlberg, a Certified Arborist, on December 16, 2016. Four non-protected trees are proposed to be removed.

Surrounding parcels are zoned R3-1 and R1-1 and are developed with multi-family residential buildings ranging from 1 to 5 stories in height along South Centinela Avenue and one-story single-family dwellings to the rear along Havelock Avenue and Allin Street. The neighboring properties to the north and south are developed with one-story single-family dwellings, to the east and across Wagner Street, which functions as an alley, a one-story single-family dwelling and a two-story single-family dwelling abut the subject property. The abutting properties across Centinela to the west are developed with a one-story single-family dwellings.

The subject site is also within the Los Angeles Coastal Transportation Corridor Specific

Plan, according to ZIMAS.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the Tract Map layout is satisfactory as submitted and recommends approval subject to conditions pertaining to improvements along Centinela Avenue and construction of on-site mainline sewer. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Tentatively approves subject to conditions stated in the memo dated January 8, 2018. 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 September 2, 2017 have been satisfied. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

DEPARTMENT OF TRANSPORTATION: No comments were available at the writing of the staff report.

FIRE DEPARTMENT: Recommends that the project be subject to conditions stated in the memo dated September 25, 2017 and that plot plans for Fire Department approval and review prior to recordation of Tract Map Action. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the writing of the staff report.

DEPARTMENT OF WATER AND POWER: Reports that this tract can be supplied with water from the municipal system subject to LADWP's Water Services Organization's rules and requirements.

DEPARTMENT OF RECREATION AND PARKS: Recommends that the project be subject to conditions stated in the memo dated August 24, 2017. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

BUREAU OF STREET LIGHTING: Recommends that the project be subject to conditions stated in the memo dated August 31, 2017. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

BUREAU OF SANITATION: 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 August 25, 2017. Any proposed development in close proximity to the easement(s) must secure Department of Public Works approval. See recommended condition in **Draft Tentative Tract Report with Conditions**.

ENVIRONMENTAL CLEARANCE

Pursuant to the California Environmental Quality Act (CEQA), an Exemption pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Categorical Exemption No. ENV-2016-4755-CE.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Vesting Tentative Tract No. 74526-SL

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 Report with Conditions**.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Alissa Gordon', with a stylized, flowing script.

ALISSA GORDON
City Planning Associate

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

DRAFT TENTATIVE TRACT REPORT WITH CONDITIONS

In accordance with provisions of Section 17.03 and 12.22 C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined that the Categorical Exemption ENV-2016-4755-CE adequately serves as the environmental clearance, and approved Vesting Tentative Tract No. 74526-SL, located at 4910, 4912, 4916, and 4918 S. Centinela Avenue for a maximum of **8 small lots**, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated August 11, 2017 in the Palms-Mar-Vista-Del Rey Community Plan. This unit density is based on the R3-1 Zone and subject to the following conditions. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. 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.
2. 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.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the **West Los Angeles** District Engineering District Office.
4. 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.
5. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Centinela Avenue adjoining the subdivision by the reconstruction of a 6-foot concrete sidewalks and landscaping of the parkway including any necessary removal and reconstruction of existing improvements.
 - b) Improve the alley adjoining the tract by repairing any bad order section including the 2-foot wide asphalt pavement adjacent to the 2-foot longitudinal gutter including any necessary removal and reconstruction of existing improvements.

- c) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. That 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 the requirements and conditions contained in Inter-Departmental Letter dated January 8, 2018, Log No. 101122 and attached to the case file for Tract No. 74526-SL.

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. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - c. Lots 1 and 5 do not comply with the minimum 15 ft. front yard setback along Centinela Avenue after required street dedication is taken as required for the **R3-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
 - d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
 - e. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

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.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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.
 - d. Site plans shall include all overhead utility lines adjacent to the site.
 - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - f. 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.
 - g. 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.

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.

Improvement Condition: Construct new streetlight: one (1) on Centinela.

BUREAU OF SANITATION

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated August 25, 2017. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

Please Note: Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information please feel free to contact the RAP Park Fee staff at (213) 202-2682.

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

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 8 lots.
 - b. Provide a minimum of 2 off-street parking spaces per dwelling unit.

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site.

Approved as follows:

- 1) The project shall maintain a minimum 12-foot wide open to the sky common access driveway easement.
- 2) The project shall comply with the setbacks as indicated in the table below:

LOT #	FRONT	SIDE 1	SIDE 2	REAR
1	14.81' MIN SW	5.00' NW	13.67' SE	0.00' NE
2	13.67' SE	0.00' SW	0.00' NE	5.00' NW
3	13.67' SE	0.00' SW	0.00' NE	5.00' NW
4	13.67' SE	0.00' SW	5.29' MIN NE	5.00' NW
5	14.81' SW	13.67' NW	5.00' SE	0.00' NE
6	13.67' NW	0.00' SW	0.00' NE	5.00' SE
7	13.67' NW	0.00' SW	0.00' NE	5.00' SE
8	13.67' NW	0.00' SW	5.00' MIN NE	5.00' SE

- d. 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.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. 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.
- 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, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's

- processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

16. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
17. 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.
18. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
19. That the subdivider shall record and execute a Covenant and Agreement to comply with the Los Angeles Coastal Transportation Corridor **Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

Tenant Relocation Conditions

20. That the applicant 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 Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

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 Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-

street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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

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

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 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 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 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.

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 one new street light on Centinela 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

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 Municipal Code, 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)

DETERMINED based on the whole of the administrative record the Project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Case No. ENV-2017-4755-CE.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 74526 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 General Plan Land Use Element is made up of 35 Community Plans which guide development. The Palms – Mar Vista – Del Rey Community Plan Land use Designation for the subject property is Medium Residential with the corresponding zones of R3 and R3(PV). The subject site is zoned R3-1. Per LAMC Section 12.10, the R3 zone requires at least 800 square feet of lot area per dwelling unit, and limits building height to a maximum of 45 feet. The subject parcel is approximately 9,150 square feet, and therefore is permitted a maximum density of 11 dwelling units by-right. As shown on the tract map, the project proposes to merge and subdivide the lots into eight small lots that are between 2,076 square feet to 2,104 square feet in lot area. Pursuant to LAMC Section 12.22 C.27 (Small Lot Ordinance), each small lot will be improved with one dwelling unit. The project would result in a total maximum of eight dwelling units with a maximum height of 45 feet, which is consistent with and does not exceed the density or height allowed by the zone. The

small lot subdivision will also result in minimum lot sizes of 600 square feet, minimum lot width of 16 feet, and maximum lot coverage of 80 percent, as required by LAMC Section 12.22 C.27. The proposed project provides two parking spaces per small lot home in accordance with LAMC Section 12.21 A.4.

The project is within the Los Angeles Coastal Transportation Corridor Specific Plan area. The Los Angeles Coastal Transportation Corridor Specific Plan does not address development issues. It identifies trip fee requirements for projects within non-residential zones.

As an eight-unit small lot subdivision, and as conditioned, the project is consistent with the regulations of the General Plan, Community Plan, and Specific Plan.

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

For the purposes of a subdivision, “design” and “improvement” is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such 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 Map Act expressly states that the “design and location of buildings are not part of the map review process” for subdivisions. Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The adopted Palms – Mar Vista – Del Rey Community Plan designates the subject property for a Medium Residential land use with the corresponding zone of R3 and R3(PV). The property contains approximately 0.54 net acres and is presently zoned R3. The proposed project for the merging and subdivision of 8 lots and construction of 8 single-family dwellings is allowable under the current adopted zone and the land use designation.

The subject site is zoned R3-1, which would permit a maximum of 11 dwelling units and a maximum height of 45 feet on the approximately 9,150 square-foot site. As proposed for an eight-unit small lot subdivision with a maximum height of 45 feet, the subdivision is consistent with the density and height permitted by the zone and land use designation. Access is provided from Centinela Avenue in the form of a vehicular common access easement located through the middle of the property as well as a pedestrian common access easement located along the northern property line. The common access easements are indicated on the tract map. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22 C.27.

In addition, LAMC Section 17.05-C 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. The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The vesting tentative tract map was distributed to the various departments and bureaus of the Subdivision Committee for review.

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 Centinela Avenue and the alley (Wagner 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.

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

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

The subject site is approximately 9,150 square feet, with a frontage along Centinela Avenue measuring approximately 92 feet in width, and a lot depth measuring approximately 100 feet. The subdivision maintains setbacks along the perimeter of the property of 14.81 feet to the west, and 5 feet along the north, south, and east. The proposed project is considered an infill development in a neighborhood that has a mix of multi-family and single-family development. The project access easement is adequate for vehicular ingress and egress and emergency purposes.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is outside of the flood zone as indicated on NavigateLA. The site is not located within a Very High Fire Hazard Severity Area, Coastal Zone, Farmland, or Watercourse. In addition, the site is not located within or proximate to a Methane Hazard site, a High Wind Velocity area, Oil Wells, a Preliminary Fault Rupture Study Area, Special Grading Area or an area prone to Landslides or Tsunamis. The project is located within a Liquefaction area and the Newport - Inglewood Fault Zone, however it's not located within the Alquist-Priolo Fault Zone and is subject to Specific Regulatory Compliance Measures (RCMs), which will reduce any potential impacts to less than significant. Therefore, the Department of City Planning has determined that the project is categorically exempt from CEQA as provided in Case No. ENV-2016-4755-CE.

The vesting tentative tract map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory.

The applicant is required to make improvements on Centinela Avenue and on the alley in order to meet current street standards. The Bureau of Street Lighting has reviewed the proposed subdivision and is requiring one new street light on Centinela Avenue. The Bureau of Sanitation reviewed the sewer/drain lines serving the subject tract and found no problems to their structures or potential maintenance problems. The Department of Building and Safety, Grading Division, has conditionally approved the tract map, subject to conditions contained in the Soils Report Approval Letter (Log No. 101122) for the proposed construction at the subject property. Therefore, as conditioned, the site is physically suitable for the proposed subdivision.

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

The site is one of the few (unimproved) (underimproved) properties in the vicinity. The development of this tract is an infill of an otherwise (single-family) (mix-density) (multiple-family) residential neighborhood.

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

The Department of Building and Safety, Grading Division, has (tentatively) (conditionally) approved the tract map (without conditions), (subject to control of on-site drainage in a manner acceptable to that Department) (subject to submittal of an acceptable soils engineering report) (in accordance with the Grading Regulations, Section 91.3000 of the Los Angeles Municipal Code (LAMC)) (relative to Division 70 of the Building Code).

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

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

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family and single-family dwellings.

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment. The Department of City Planning has determined that Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2016-4755-CE).

As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

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

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) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. 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. 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 OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The 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 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 SHALL 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 Tract No. 74526.

VINCENT P. BERTONI, AICP
Advisory Agency

Griselda Gonzales
Deputy Advisory Agency
VPB: DL:GG:AG:th

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

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

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

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

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

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

(05-04-17)
Single-family and Small Lot

