

PARCEL MAP NO. AA-2017-5032-PMLA-SL (stamped map dated March 15, 2018)

HEARING DATE: July 11, 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 17.53 and 12.22-C.27 of the Small Lot Subdivision Ordinance (No. 176,354), a request for a Preliminary Parcel Map to subdivide a 6,753 square foot lot (.155 acres) into four lots and the construction of four new small lot homes with 8 parking spaces. The Project, located at 1953 S. Manning Avenue, is zoned RD1.5-1VL-O, and includes the demolition of an existing one story, single family home and detached garage totaling 2,024 square feet.

ADDRESS

1953 S. Manning Ave
Los Angeles, CA 90025

OWNER/APPLICANT

Mannington Court
1200 S. Inglewood Ave.
Inglewood, CA 90301

REPRESENTATIVE

Harvey Goodman Civil
Engineer
834 17th Street
Santa Monica, CA 90403

RELEVANT CASES

ON-SITE:

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

OFF-SITE:

AA-2015-4272-PMLA-SL – On January 18, 2017, the Advisory Agency approved a Small Lot Subdivision for four small lots at 1952 and 1954 Manning Ave. The unit density was based on the RD1.5 Zone. The decision was not appealed.

TT-68076 – On April 4, 2007, the Advisory Agency approved a Tentative Tract located at 10676 West Missouri Ave. for 16 new residential condominiums, with 40 parking spaces, including 8 guest parking spaces on a 14,089 square foot lot. The density is based on the R3-1-O Zone. The decision was not appealed.

TT-65327 – On March 28, 2006, the Advisory Agency approved a Tentative Tract Map, located at 1920 Overland Avenue for an 8-unit condominium conversion. The decision was not appealed.

AA-2005-3953-PMLA - On September 30, 2005, the Advisory Agency approved a parcel

map for a maximum of four residential condominiums on a 6,754 Square foot lot located at 1940, 1942, and 1944 S. Manning Ave. The unit density was based on the RD1.5 Zone. The decision was not appealed.

TT – 53767 – On October 3, 2002, the Advisory Agency approved a Tentative Tact Map located at 1920 Pelham Avenue for a 6-unit condominium. An appeal was filed but was subsequently withdrawn.

GENERAL COMMENTS

The subject site is currently developed with an existing single family home with a detached garage totaling 2,024 square feet. The home was built in 1936. The project is zoned RD1.5-1VL-O and has a General Plan Land Use Designation of Low Medium II Residential. The project site is located in the West Los Angeles Community Plan Area and West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The RD1.5 zone allows for a density of one dwelling unit for every 1,500 square feet of lot area. The lot is 6,753 square feet (.155 acres), resulting in a density of 4.5, and the proposed Small Lot Subdivision is proposing four new single family homes in accordance with the density limits. The RD1.5 zone corresponds with the Low Medium II Land Use Designation in the West Los Angeles Community Plan area. The 1VL Height District limits height in the RD1.5 Zone to 45 feet and the proposed small lots have a height of 42 feet 6 inches. The "O" indicates an Oil Drilling Supplemental Use District where the drilling of oil wells or the production from the wells of oil, gases or other hydrocarbon substances is permitted. However, the project site is not in an oil well area, where any drilling is known to have previously occurred.

The project proposes four small lot homes in conjunction with the demolition of an existing one story, single family home and detached garage and approval of a preliminary parcel map pursuant to Section 17.53 of the Los Angeles Municipal Code. The area is mixed with existing older single family residences and multi-family apartment buildings that range from single to four stories in height. The project site backs up to an R3-1-O zone, which permits a higher density of one dwelling unit per every 800 square feet of lot area. To the south and east of the project site and separated by the Public Right-of-Way to the south, by a distance of approximately 115 square feet, and 195 square feet to the east, is a single family neighborhood zoned R1-1-O.

The subject site, is a rectangular-shaped, lot, having a total frontage of 50.01' feet and a lot depth of 135.05' feet. The proposed density of one single-family dwelling per lot is allowable under the current adopted zone and land use designation. Pursuant to Section 12.22 C.27 of the Los Angeles Municipal Code, relating to Small Lot Subdivisions, the proposed subdivision is consistent with the required minimum lot width of 16 feet and the minimum lot area of 600 square feet. The project proposes lot sizes that range from 1,438 to 1,971 square feet and lot widths for all lots are at least 25 feet wide. Lot coverage for each lot is approximately 61% which is consistent with the maximum 80% lot coverage allowed by the Small Lot Subdivision Ordinance.

The project includes eight parking spaces onsite - two per unit. The lot areas of the subdivision are as follows:

| Lot | Lot Area |
|-----|----------|
| A | 1,971 SF |
| B | 1,905 SF |
| C | 1,438 SF |
| D | 1,438 SF |

No dedication is required, however, the Department of Public Works *Engineering Case Referral Form* requires the widening and improvement of the existing 15 foot and 17-foot half roadway to 18 feet along the property frontage with construction of new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width concrete sidewalk to abut the new property line.

The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

There are no protected trees on the project site.

The project map shows a common access driveway of less than 20 feet and ranges from 10 feet to 19 feet 5 inches in conflict with the provisions of Section 12.21A4(h) of the Los Angeles Municipal Code.

Manning Avenue is a Local Street-Standard with a designated 60-foot Right-of-Way width and a designated 36-foot roadway width. Manning is improved with concrete curbs, gutter, sidewalks, and landscaped right-of-way.

PUBLIC HEARING

A joint public hearing will be held by the Deputy Advisory Agency and Hearing Officer on July 11, 2018 at City Hall.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Correspondence received on May 14, 2018 states that the subdivision layout, without consideration of the common access area, is generally satisfactory as submitted, except for indicating clearly the internal boundary of the proposed parcels on the map. There is an existing sanitary sewer available in Manning Avenue adjoining the subdivision. The construction of mainline and house connection sewers within suitable easement will be required to serve each parcel. See recommended conditions in **Draft Preliminary Parcel Map Report with Conditions** under Department.

BUREAU OF SANITATION: Correspondence dated March 29, 2018 states that the Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel and found no potential problems to their structures or potential maintenance problems.

BUREAU OF STREET LIGHTING: Correspondence dated March 29, 2018 states no street lighting improvements if no street widening is required per the Bureau of Engineering improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Manning Ave. See recommended conditions in **Draft Preliminary Parcel Map Report with Conditions** under Department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Correspondence dated April 10, 2018 states the Grading Division of the Department of Building and Safety has reviewed the Preliminary Parcel Map LA No. AA-2017-5032-PMLA-SL located at 1953 S. Manning Avenue and it appears that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone. See recommended conditions in **Draft Preliminary Parcel Map Report with Conditions** under Department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: Correspondence dated April 9, 2018 states that 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 have been satisfied. See recommended conditions in **Draft Preliminary Parcel Map Report with Conditions** under Department.

DEPARTMENT OF RECREATION AND PARKS: Correspondence dated April 9, 2018 recommends a park fee be added to the conditions of approval. See recommended conditions in **Draft Preliminary Parcel Map Report with Conditions** under Department.

DEPARTMENT OF TRANSPORTATION: Correspondence dated May 23, 2018 lists conditions to be included in the Conditions of Approval. See recommended conditions in **Draft Preliminary Parcel Map Report with Conditions** under Department.

DEPARTMENT OF WATER AND POWER: No comments were available at the writing of the staff report.

FIRE DEPARTMENT: Correspondence dated April 30, 2018 requires that plot plans be submitted to the Fire Department for approval prior to recordation of the Parcel Map. The report also recommends conditions of approval. See recommended conditions in **Draft Preliminary Parcel Map Report with Conditions** under Department.

ENVIRONMENTAL CLEARANCE

The Planning Department determined, based on the whole of the administrative record, that the proposed project is exempt from the California Environmental Quality Act (CEQA)

pursuant to State CEQA Guidelines Section 15300. Four small lot homes in an urbanized area on a 6,753 square foot lot developed with an existing single family home, and which is characterized as in-fill development, qualify for the Class 32 Categorical Exemption. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Parcel Map No. AA-2017-5032-PMLA-SL as conditioned in the **Draft Preliminary Parcel Map Report with Conditions**.

Prepared by:

A handwritten signature in black ink that reads "Julia Duncan". The signature is written in a cursive, flowing style.

Julia Duncan
Project Planner

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

DRAFT PRELIMINARY PARCEL MAP DECISION LETTER WITH CONDITIONS

Decision Date:

Appeal End Date:

Mannington Court (O)
1200 S. Inglewood Ave.
Inglewood, CA 90301

Harvey Goodman (R)
Harvey Goodman Civil Engineer
834 17th Street
Santa Monica, CA 90403

Re: AA-2017-5032-PMLA-SL
1953 S. Manning Avenue
West Los Angeles Community Plan
Zone : RD1.5-1VL-O
D.M. : 129 B 157
C.D. : 5
CEQA : ENV-2017-5033-CE
Legal Description:-Lot 5, Block 95,
Tract TR 5609

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined that the Categorical Exemption, ENV-2017-5033-CE, adequately serves as the environmental clearance, and approved Parcel Map AA-2017-5032-PMLA-SL, located at 1953 S. Manning Ave, for a maximum four-parcel single-family lot development in accordance with the Small Lot Subdivision (Ordinance No. 176,354) as shown on the **revised** map stamp-dated March 15, 2018. This unit density is based on the RD1.5 Zone. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

1. That if necessary and for street address purposes, if this parcel map is approved as a "Small Lot Subdivision," then all the common access areas to the subdivision be named on the final map.
2. If the parcel map is approved as a "Small Lot Subdivision," then label the final map as "Small Lot Subdivision per Ordinance 176,354."
3. That any necessary public sanitary sewer easement be dedicated within the

common access area on the final map based on an alignment approved by the West Los Angeles Engineering District Office.

4. That if necessary and for street address purposes, 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 Manning Avenue adjoining the subdivision by the construction of the following:
 1. A concrete curb, a concrete gutter, and a minimum 5-foot wide concrete sidewalk; plant trees and landscape the parkway area.
 2. Suitable surfacing to provide the necessary pavement and to complete a 20-foot wide half roadway.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvements.
 - b. Construct the necessary mainline sewers and house connections to serve each parcel; evaluate the efficiency of the existing house connections and the capacity of the sewers in the area, and any other arrangement acceptable to the West Los Angeles Engineering District Office of the Bureau of Engineering.

NOTE: Any questions regarding this report should be directed to Ray Saidi of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

BUREAU OF SANITATION

10. 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 problems, as stated in the memo dated March 29, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

NOTE: This approval is for the Tract Map only and represents the office of the Bureau of Sanitation/WCSD. The subdivider may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District Office of the Bureau of Engineering.

BUREAU OF STREET LIGHTING

10. The following street lighting facilities to serve the subject property shall be installed as required by the Bureau of Street Lighting:
 - a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Manning Ave.

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

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

11. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall comply with any requirements from the Department of Building and Safety, Grading Division. The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only, **contact Eric Wong at (213) 482-6876** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

12. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots

- without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - c. Parcel A does not comply with the minimum 15 ft. front yard setback along Manning Avenue after required street dedication is taken as required for the **RD1.5-1VL-O 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.

NOTES:

This property is located in a Methane Zone.

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

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

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

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

Backup space for parking space with less than 26'-8" shall provide sufficient

parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

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

DEPARTMENT OF RECREATION AND PARKS

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

DEPARTMENT OF TRANSPORTATION

14. Provide a minimum of 20-foot reservoir space between any security gate(s) and the property line.
15. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.
16. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.
17. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map.

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

Please contact this section at (213) 482-7024 for any questions regarding the above.

FIRE DEPARTMENT

18. Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.

- a. During demolition, the Fire Department access will remain clear and unobstructed.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
- d. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- f. 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.
- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- h. 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.

NOTE: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance, and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 220-8066**. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

19. 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. **Use.** Limit the proposed development to a maximum (4) four small lots.
- b. **Parking.** That a minimum of two (2) parking spaces per dwelling unit be provided, for a minimum of eight (8) onsite parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.
- c. **Landscape Plans.** 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 permit. 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. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statements shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners'/property owners' association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
 - iii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iv. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the General Plan and the West Los Angeles Community Plan.
 - e. **Fence.** Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slump stone, or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - f. **Height.** The height of structures shall not exceed 45 feet.

- g. **Energy Conservation.** 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.
- h. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- i. **Small Lot Subdivision Note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176,354 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has reviewed and approved the following setbacks as it applies to this subdivision and the proposed development on the site:

| SETBACK MATRIX | | | | |
|----------------|-----------|-----------|----------|----------|
| PARCEL | FRONT | SIDE | SIDE | REAR |
| A | NE 10.00' | NW 15.12' | SE 5.00' | SW .33' |
| B | NE .33' | NW 10.00' | SE 5.00' | SW 9.75' |
| C | NE 9.75' | NW 5.00' | SE .33' | SW 7.5' |
| D | NE 9.75' | NW .33' | SE 5.00' | SW 7.5' |

- j. All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel.
- k. An affidavit or reciprocal vehicle and pedestrian access easement shall be recorded for all common pedestrian access areas shown on the parcel map.
- l. 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 buildings shall not be issued until the final map has been recorded.
- m. A Community Maintenance Agreement shall be prepared, comprised 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.

- n. 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.

NEW CONSTRUCTION

20. A Covenant and Agreement (Planning Department General Form CP-6770) shall be prepared, executed, and recorded in a manner satisfactory to the Advisory Agency stating as follows:
 - a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.
 - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and at all times provide reasonable control of dust caused by wind.
 - c. Grading equipment shall be kept in good operating condition and muffled as required by law. Additionally, there shall be no staging of construction equipment and materials on the public streets without Bureau of Street Services approval and permits.
 - d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. All clearing, grading, 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.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - g. The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - h. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - i. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - j. The project must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

21. 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 \$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.

FINDINGS OF FACT

ENVIRONMENTAL CLEARANCE (CEQA)

The Department of City Planning, DETERMINED, that Case No. ENV-2017-5033-CE, based on the whole of the administrative record, is exempt from CEQA pursuant to the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines under Article 19, Section 15300, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a hazardous flood area (outside Flood Zone).

SUBDIVISION MAP ACT: FINDINGS OF FACT

In connection with the approval of Parcel Map No. AA-2017-5032-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66474 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 project consists of four new single-family dwellings pursuant to the Small Lot Ordinance (No. 176,354), and Section 17.53, Approval of Preliminary Parcel Map, of the Los Angeles Municipal Code. The subject site, located at 1953 Manning, is currently developed with an existing single family home with a detached garage totaling 2,024 square feet. The home was built in 1936.

The project is zoned RD1.5-1VL-O and has a General Plan Land Use Designation of Low Medium II Residential. The project site is located in the West Los Angeles Community Plan Area and West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The RD1.5 zone allows for a density of one dwelling unit for every 1,500 square feet of lot area. The lot is 6,753 square feet, resulting in a density of 4.5, and the proposed Small Lot Subdivision is proposing four new single family homes in accordance with the density limits of the zone. The RD1.5 zone corresponds with the Low Medium II Land Use Designation in the West Los Angeles Community Plan area. The 1VL Height District limits height in the RD1.5 Zone to 45 feet and the proposed small lots have a height of 42 feet 6 inches. The "O" indicates an Oil Drilling Supplemental Use District where the drilling of oil wells or the production from the wells of oil, gases or other hydrocarbon substances is permitted. However, the project site is not in an oil well area, where any drilling is known to have previously occurred.

The proposed four small lot homes are in an urbanized area on a lot with an existing 82-year-old single family home and detached garage. The area is mixed with existing older single family residences and multi-family apartment buildings that range from single to four stories in height. The project site backs up to an R3-1-O zone, which permits a higher density of one dwelling unit per every 800 square feet of lot area. To the south and east of the project site and separated by the Public Right-of-Way to the south, by a distance of approximately 115 square feet, and 195 square feet to the east, is a single family neighborhood zoned R1-1-O. The site is also located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan, however, single-family homes are exempt from the Specific Plan per Section 4.A.2.a and its provisions are not applicable.

The project is consistent with the West Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. Specifically, the City of Los Angeles has enacted the Small Lot Ordinance (No. 176,354) to allow the construction of fee simple, infill housing on small lots in multi-family and commercial zones. The Ordinance was intended to provide more space efficient

single family lot size requirements in multi-family zones and promote homeownership at a more economically attractive value than traditional single family homes. It was envisioned to allow the subdivision of underutilized land in multi-family and commercial areas. The current lot, while zoned for multi-family housing currently has a single family home on it.

The West Los Angeles Community Plan states its goals and policies as follows:

Objective 1-1 To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Objective 1-4 To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.

Policies 1-4.1 Promote greater individual choice in type, quality, price and location of housing.

The subdivision of the one lot into four lots and construction of four new single family small lot homes is consistent with the Community Plan's Objectives and policies of creating more unique types of housing, while increasing the City's overall housing stock, and providing more choice.

Pursuant to Section 12.22 C.27 of the Los Angeles Municipal Code, relating to Small Lot Subdivisions, the proposed subdivision is consistent with the required minimum lot width of 16 feet and the minimum lot area of 600 square feet. The project proposes lot sizes that range from 1,438 to 1,971 square feet and lot widths for all lots are at least 25 feet wide. Lot coverage for each lot is approximately 61% which is consistent with the maximum 80% lot coverage allowed by the Small Lot Subdivision Ordinance.

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

The project consists of four new single-family dwellings pursuant to the Small Lot Ordinance (No. 176,354), and Section 17.53, *Approval of Preliminary Parcel Map*, of the Los Angeles Municipal Code. Pursuant to the Subdivision Map Act Section 66418, "Design" defined means (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. Likewise, *improvement* refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land

to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map.

The Department of Public Works, Engineering Case Referral Form, is not requiring any dedication but is requiring the widening and improvement of the existing 15 foot and 17-foot half roadway to 18 feet along the property frontage with construction of new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width concrete sidewalk to abut the new property line. The project shall be required to repair and/or replace any broken or off-grade asphalt, sidewalk or curb and gutter. In addition, the closure of all unused driveways (with full width sidewalk, new integral concrete curb and 2-ft gutter), shall be required. All of these improvements are conditioned and shall be to the satisfaction of the City Engineer. The project is consistent with the "Design" requirements of, *(1) street alignments, grades and widths.*

The project was reviewed by the Wastewater Collection Systems Division of the Bureau of Sanitation and as stated in Correspondence dated March 29, 2018, the project had been inspected and the sewer/storm drain lines serving the subject parcel were found to have no potential problems to their structures or potential maintenance problems. The project is consistent with the "Design" requirements of, *(2) drainage and sanitary facilities and utilities, including alignments and grades thereof.*

In regards to location and size of all required easements and rights-of-way, the proposed map shows a common access driveway with widths that range from 10 feet to 19 feet 5 inches. The Department of Building and Safety, Zoning Division has required a condition of approval for the map to be resubmitted providing and maintaining 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. The project shall 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. The project is consistent with the "Design" requirements of, *(3) location and size of all required easements and rights-of-way.*

Correspondence dated April 30, 2018 requires that plot plans be submitted to the Fire Department for approval prior to recordation of the Parcel Map. The report also recommends conditions of approval. The project is consistent with the "Design" requirements of, *(4) fire roads and firebreaks.*

Pursuant to Section 12.22 C.27 of the Los Angeles Municipal Code, relating to Small Lot Subdivisions, the proposed subdivision is consistent with the required minimum lot width of 16 feet and the minimum lot area of 600 square feet. The project proposes lot sizes that range from 1,438 to 1,971 square feet and lot widths

for all lots are at least 25 feet wide. Lot coverage for each lot is approximately 50% which is consistent with the maximum 80% lot coverage allowed by the Small Lot Subdivision Ordinance. The project is consistent with the "Design" requirements of, (5) *lot size and configuration*.

The Los Angeles Department of Transportation has reviewed the project and submitted conditions of approval. The project is consistent with the "Design" requirements, (6) *traffic access*.

A haul route is not required for the subject site because the applicant is not proposing any export and is grading approximately 500 cubic yards to be balanced on site, less than the 1,000 cubic yard threshold. Correspondence dated April 10, 2018 states the Grading Division of the Department of Building and Safety has reviewed the Preliminary Parcel Map LA No. AA-2017-5032-PMLA-SL located at 1953 S. Manning Avenue and it appears that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone. The project is consistent with the "Design" requirements, (7) *grading*.

The Department of Recreation and Parks has reviewed the project and a Park Fee, calculated as a Subdivision (Quimby in-lieu) fee, shall be paid to the Department of Recreation and Parks. The project is consistent with the "Design" requirements, (8) *land to be dedicated for park or recreational purposes*.

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

The proposed development involves the construction of four single-family homes over four lots in the RD1.5-1VL-O zone, designated Low Medium II Residential. The site is improved with an existing single-family home and detached garage. Surrounding lots are similarly improved. The site is physically suitable for such development.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 6,753 square feet (0.155 acres). Lots adjacent to the subject site are developed with the following urban uses: multi-family residential consistent with the RD1.5-1VL-O and R3-1-O zone and Low Medium II and Medium Residential Land Use designations respectively, as well as older single family homes located on multi-family zoned lots. The immediate vicinity of the project site is developed with existing multi-family housing of various heights, massing, and size to the subject property.

The Subject Site is of a similar size and slope to nearby properties. The proposed project is consistent with the Small Lot Ordinance requirements and the underlying zone. Single family homes in addition to single, two, three and four story multi-family housing is not unusual for the vicinity of the Subject Site, and is similar in

scope to other existing residential uses in the area. The proposed project is suggesting four small lot homes on a 6,753 square foot lot which is consistent with the permitted density allowed under the RD1.5 zone. Additionally, the project site is not located in a Flood Hazard Zone, Hillside Ordinance Area, Fault Study Area, Earthquake-Induced Landslide Area, or Earthquake-Induced Liquefaction Area. Therefore, as conditioned, the site is physically suitable for a small lot subdivision.

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

The proposed density of four single-family residences over four lots is consistent with the density of the development in the surrounding area. The proposed development is located in a multi-family residential neighborhood. The RD1.5 zone allows for a density of one dwelling unit for every 1,500 square feet of lot area. The lot is 6,753 square feet, resulting in a maximum density of 4.5, and the proposed Small Lot Subdivision is proposing four new single-family homes in accordance with the density limits of the zone. The RD1.5 zone corresponds with the Low Medium II Land Use Designation in the West Los Angeles Community Plan area. The 1VL Height District limits height in the RD1.5 Zone to 45 feet and the proposed buildings have a height of 42 feet 6 inches.

(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 Department of City Planning issued a Categorical Exemption ENV-2017-5033-CE as the environmental clearance for the subject property. Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife. The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The site is currently developed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no existing trees in the public right of way. The applicant states there are no native trees on the property but that one Palm tree with a caliper greater than 8 inches, which is required to be removed for construction, will be replaced with a minimum 24-inch box tree at a 1:1 ratio.

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

There are no apparent health problems that might be caused by the design or construction of the proposed single family units. The Bureau of Engineering has reported that there is an existing sanitary sewer available in Manning Avenue adjoining the subdivision. This development is required to be connected to the City's sewer system. The development on the proposed parcels will be connected

to the public sewer system and would not violate the existing California Water Code.

- (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. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

These findings shall apply to both the preliminary and final maps for this Small Lot Subdivision Parcel Map request AA-2017-5032-PMLA-SL.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the West Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on _____ at one of the City Planning Department Public Counters, 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
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

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

Appeal forms are available on-line at <http://planning.lacity.org>

Pursuant to Ordinance No. 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time is granted before the end of such period.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Julia Duncan at (213) 978-1172.

VINCENT P. BERTONI, AICP
Director of Planning

Jason Chan
Deputy Advisory Agency

cc: Bureau of Engineering
Department of Building & Safety, Grading
Department of Building & Safety, Zoning
Department of Recreation & Parks
Bureau of Street Lighting
Bureau of Sanitation
Department of Transportation
Fire Department