

VESTING TENTATIVE TRACT NO. 82829 (stamped revised map dated December 3, 2020)

HEARING DATE: January 28, 2021

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 CEQA Guidelines, Section 15301 (Class 1) and Section 15315 (Class 15), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.06 and 17.15, a Vesting Tentative Tract Map, VTT-82829, to permit the merger and resubdivision of 4 lots into 1 ground lot and 4 airspace lots with a maximum of 152 apartment dwelling units and approximately 8,331 square feet of commercial space on a 45,740 gross square-foot site, located at 1631-1641 North Wilcox Avenue and 1630-1638 North Schrader Boulevard.

RELEVANT PERMITS OR CASES

ON-SITE:

Case No. DIR-2018-6425-SPR: On January 16, 2019, the Director approved a Site Plan Review to permit the construction of a new, seven-story building with 152 dwelling units, and 8,561 square feet of commercial space located at 1631-1641 North Wilcox Avenue and 1630-1638 North Schrader Boulevard.

Permit Application No. 20010-10000-00338: On February 3, 2020, the applicant submitted a permit application to the Department of Building and Safety for a new seven-story, mixed-use building with 152 dwelling units and ground floor commercial with 36 units reserved for Low Income Households.

OFF-SITE:

Case No. VTT-74371: On August 14, 2020, the Advisory Agency approved Vesting Tentative Tract Map No. 74731 for the merger and re-subdivision of a 1.38 net-acre site into three (3) ground floor commercial lots and three condominium lots with a maximum number of 260 residential apartment units with up to 10 percent of the units set aside for workforce housing and 17,800 square feet of commercial floor area for a site located at 6430 West Hollywood Boulevard.

Case No. VTT-74521-2A: On March 6, 2019, the City Council denied the appeal and sustained the determination of the Advisory Agency's decision to approve Vesting Tentative Tract Map No. 74521 for the merger of five lots and re-subdivision into one ground lot and five airspace lots comprised of an existing 12-unit apartment building, 2,850 square feet of ground floor commercial use, and a 191 guest room hotel with three levels of subterranean parking located at 1600 – 1616 ½ North Schrader Boulevard.

PUBLIC RESPONSES

No letters have been received from the public.

GENERAL COMMENTS

The subject site is a level, regular shaped site comprised of four (4) parcels, consisting of 45,740 gross square feet of lot area. The site has frontage along the western side of Wilcox Avenue measuring approximately 120 feet and has frontage along the eastern side of Schrader Boulevard measuring approximately 120 feet. The site is located within the Hollywood Community Plan area, with a land use designation of Regional Center Commercial and is zoned C4-2D. The C4-2D zone allows a density of one (1) dwelling unit per 400 square feet of lot area. However, as a development combining residential and commercial uses within an area designated as "Regional Center Commercial" pursuant to LAMC 12.22-A.18(a), the project is eligible for an R5 density calculation of one (1) dwelling unit per 200 square feet. Height District 2 permits unlimited height and stories; however, the underlying "D" Limitation adopted by Ordinance No. 165,660 Subarea 90 restricts the Floor Area Ratio (FAR) to 2 to 1, in lieu of 6 to 1 otherwise permitted by the Height District. The project is located in Tier 3 of the Transit Oriented Communities Incentive Areas and therefore, pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), by setting aside 23% of the total number of dwelling units for Low Income Households, the project is ministerially eligible for the Base Incentives (FAR increase and Reduced Parking). The project is located approximately 1,300 feet from the Metro Red Line, Hollywood/Vine Station stop which qualifies the site as Tier 3 of the Transit Oriented Communities Affordable Housing Program (TOC Guidelines). The project is setting aside 23 percent, or 35 units, of the total number of dwelling units for Low Income Households. Therefore, the project is eligible for the Base Incentives identified in the TOC Guidelines. The Project is utilizing the FAR Base Incentive to permit a maximum of 3.75:1 FAR and the Base Incentive to allow parking at a ratio of 0.5 parking spaces per dwelling unit and a 30% parking reduction for ground floor commercial uses.

The subject site is currently developed with a 149-space surface parking lot owned and operated by the Los Angeles Department of Transportation (LADOT). Under Case No. DIR-2018-6425-SPR, the approval includes the construction, use, and maintenance of a new, 83-foot high building containing 152 dwelling units and 8,561 square feet of commercial space. The approved building consists of 171,634 square feet in total floor area, resulting in a FAR of 3.75 to 1. As modified on revised map stamped December 3, 2020, the Applicant clarified that the proposed airspace subdivision will be for an 83-foot high building containing 152 dwelling units and 8,331 square feet of commercial space. The building will include six (6) residential levels above two (2) levels of parking and one (1) level of at-grade parking. The building will also include two levels of commercial space along Wilcox Avenue on the eastern edge of the project site. A total of 21,064 square feet of open space will be provided through combined courtyard areas, the lobby, a recreation space and private balconies.

Surrounding properties are designated for Regional Center Commercial land uses, zoned C4-2D and C4-2D-SN and primarily developed with a variety of commercial, office, hotels, and multi-family residential uses. Properties to the north are zoned C4-2D-SN and are improved with one to two-story buildings containing a nightclub and a variety of retail and restaurant uses. Properties to the west, across Schrader Boulevard, are zoned C4-2D-SN and C4-2D are improved with a ground surface public parking lot, the Los Angeles LGBT Center, and a shoe store. Properties to the south, abutting the subject property, are zoned C4-2D and are improved with a hostel, apartments, and a post office. Properties to the east, across Wilcox Avenue, are zoned C4-2D and are improved with the Hollywood Arts University High School, retail shops, a ground surface parking lot, a U-Haul Neighborhood Dealer and a hotel.

Street(s):

Wilcox Avenue, designated a Modified Avenue, is dedicated to a width of 50 feet and improved with asphalt roadway and concrete curb, gutter, and sidewalk.

Schrader Boulevard, designated a Local Street – Standard, is dedicated to a variable width of 60 to 75 feet and improved with asphalt roadway and concrete curb, gutter, and sidewalk.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the Tract Map layout is satisfactory as submitted and recommends approval subject to conditions pertaining to dedications and improvements along Wilcox Avenue and Schrader Boulevard in a memo dated July 25, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Tentatively approves subject to conditions stated in the memo dated July 27, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated August 12, 2020 have been satisfied. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

DEPARTMENT OF TRANSPORTATION: Recommends that the project be subject to conditions stated in the memo dated June 16, 2020 and confirmed via e-mail on September 11, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

FIRE DEPARTMENT: Recommends that the project be subject to conditions stated in the memo dated July 15, 2020. See recommended conditions in **Draft Vesting Tentative Tract Report with Conditions** under department.

LOS ANGELES UNIFIED SCHOOL DISTRICT: The tract is located adjacent to Selma Avenue Elementary School. 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.

BUREAU OF STREET LIGHTING: Recommends that the project be subject to conditions stated in the memo dated November 6, 2019. See recommended conditions in **Draft Vesting 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 January 5, 2021.

ENVIRONMENTAL CLEARANCE

Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15301 (Class 1) and Section 15315 (Class 15) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, under Categorical Exemption No. ENV-2019-6330-CE.

TENANTS

The subdivider has not provided a list of tenants as the site is developed with a surface parking lot.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Vesting Tentative Tract No. 82829 subject to the standard conditions and the additional conditions in the Draft Vesting Tentative Tract Report with Conditions.

Prepared by:



Danalynn Dominguez
City Planning Associate
(213) 978-1340

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

The Advisory Agency determined, based on the whole administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15301 (Class 1) and Section 15315 (Class 15), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. In accordance with provisions of Section 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82829, located at 1631-1641 North Wilcox Avenue and 1630-1638 North Schrader Boulevard, for the merger and re-subdivision of a 45,740 gross square-foot (44,542 net square-foot) site containing four (4) existing lots into **one (1) master ground lot and four (4) airspace lots** as shown on revised map stamp-dated December 3, 2020. This unit density is based on the C4-2D Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE 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

Any questions regarding this report should be directed to Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That a 5-foot wide strip of land be dedicated along Wilcox Avenue adjoining the subdivision to complete at 35-foot wide half public street right-of-way in accordance with Modified Avenue III Standards of LA Mobility Plan. No portions of the proposed structures shall encroach above or below the new property lines.
2. That a 5-foot wide strip of land be dedicated along Schrader Boulevard adjoining the subdivision to complete a 30-foot wide half public street right-of-way in accordance with Local Street Standards of LA Mobility Plan. No portions of the proposed structures shall encroach above or below the new property lines.
3. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.
4. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe

conditions for use at all times.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of 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.

6. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434.

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. Provide a copy of affidavits AFF-18740 and AF-96-78192-LT. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - b. Provide a copy of DIR case DIR-2018-6425-SPR. Show compliance with all the conditions/requirements of the DIR case as applicable.
 - c. Provide a copy of D condition. Show compliance with the above condition as applicable or Department of City Planning approval is required.
 - d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements including density shall be re-checked as per net lot area after street dedication.
 - e. Submit a revised Map that dimensions each air space lot with a finite width and length of each airspace lot. The final Map shall be based upon a site plan which accurately describes the location of such lots.
 - f. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

The project site is within the Regional Center Commercial Community Plan Area.

The project site is within the Hollywood Redevelopment Project Area.

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.

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

DEPARTMENT OF TRANSPORTATION

8. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively or as shall be determined to the satisfaction of the Department of Transportation.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (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.
 - c. Driveway(s) and vehicular access for residential component of any development should be limited to the street with lowest classification or as shall be determined to the satisfaction of the Department of Transportation.
 - d. Driveway(s) and vehicular access to the site shall be conformance to project description of LADOT's Transportation Impact Assessment report Case No. CEN 18-47208, date November 7, 2018 or shall be determined to the satisfaction of the Department of Transportation.
 - e. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Room 550. For an appointment, call (213) 482-7024.
 - f. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180,542 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.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

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. 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.
 - d. 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).
 - 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. Fire Lane Requirements:
 - (1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - (2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - (3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required
 - (4) Submit plot plans indicating access road and turning area for Fire Department approval.
 - (5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - (6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to

building permit application sign-off.

- (7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - (8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking At Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - (9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- h. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- i. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
- (1) When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - (2) It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - (3) This policy does not apply to single-family dwellings or to non-residential buildings.
- j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- k. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- l. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- m. Standard cut-corners will be used on all turns.
- n. **FPB #105** 5101.1 Emergency responder radio coverage in new buildings. All new

buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

- o. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - (1) The establishment of a property owners association, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - (2) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - (3) In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - (4) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - (5) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- w. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- x. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.
- y. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

- z. Entrance to the main lobby shall be located off the address side of the building.
- aa. Any required Fire Annunciator panel or Fire Control Room shall be located within a 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- bb. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- cc. 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.
- dd. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- ee. Submit plot plans indicating access road and turning area for Fire Department approval.
- ff. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- gg. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.
- hh. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

DEPARTMENT OF WATER AND POWER

- 11. 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 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 July 14, 2020. 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

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org for any questions or comments, at your convenience.

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

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

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 one (1) master ground lot and four (4) airspace lots with a maximum of 152 multi-family residential dwelling units and approximately 8,331 square feet of commercial space.
 - b. That the subdivider shall comply with the **Hollywood Redevelopment Plan** prior to the issuance of a building or grading permit.
 - c. Automobile Parking. Commercial and residential automobile parking provided pursuant to LAMC Section 12.21 A.4 and as permitted by LAMC Section 12.22 A.31.
 - 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. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. DIR-2018-6425-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2018-6425-SPR is not approved, the subdivider shall submit a tract modification.
17. Prior to the recordation of the final map, the owner shall provide a copy of the executed covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make (35) units of the development available for rental or sale solely to low income households, at a rental or sales price determined to be affordable to lower income households) by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

DEPARTMENT OF CITY PLANNING - STANDARD CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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 Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 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 tract 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, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment/commercial building. However, prior to issuance of a building permit for apartments/commercial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.

- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights; one (1) on Wilcox Avenue and one (1) on Schrader Boulevard.

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:
 - (1) Improve Wilcox Avenue being dedicated and adjoining the subdivision by the construction of a full-width concrete sidewalk including the new dedicated area with tree wells including any necessary removal and reconstruction of existing improvements.
 - (2) Improve Schrader Boulevard being dedicated and adjoining the subdivision by the construction of a full-width concrete sidewalk including the new dedicated area with tree wells including any necessary removal and reconstruction of existing improvements.

NOTES:

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

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-6330-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15301, Class 1, and Section 15315, Class 15, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82829 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The site is also located within the Hollywood Redevelopment Plan.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located

within the Hollywood Community Plan, which designates the site with a Regional Center Commercial land use designation. The land use designation lists the C2, C4, P, PB, RAS3, and RAS4 Zone as the corresponding zones. The Project Site is zoned C4-2D, which is consistent with the land use designation. The C4-2D zone allows a density of one (1) dwelling unit per 400 square feet of lot area. However, as a development combining residential and commercial uses within an area designated as "Regional Center Commercial" pursuant to LAMC 12.22-A.18(a), the project is eligible for an R5 density calculation of one (1) dwelling unit per 200 square feet. Height District 2 permits unlimited height and stories; however, the underlying "D" limitation adopted by Ordinance No. 165,660 Subarea 90 restricts the Floor Area Ratio (FAR) to 2 to 1, in lieu of 6 to 1 otherwise permitted by the Height District. The project is located in Tier 3 of the Transit Oriented Communities Incentive Areas and therefore, pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), by setting aside 23% of the total number of dwelling units for Low Income Households, the project is eligible for the Base Incentives (FAR increase and Reduced Parking). The project is located approximately 1,300 feet from the Metro Red Line, Hollywood/Vine Station which qualifies the site as Tier 3 of the Transit Oriented Communities Affordable Housing Program (TOC Guidelines). The project is setting aside 23 percent, or 35 units, of the total number of dwelling units for Low Income Households. Therefore, the project is eligible for the Base Incentives identified in the TOC Guidelines. The Project is utilizing the FAR Base Incentive to permit a maximum of 3.75:1 FAR and the Base Incentive to allow parking at a ratio of 0.5 parking spaces per dwelling unit and a 30% parking reduction for ground floor commercial uses. The project site is proposed to have 44,542 net square feet of lot area, which would permit a maximum of 223 dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into 1 master ground lot and 4 airspace lots with the development of 152 dwelling units, pursuant to LAMC Section 17.06 and 17.15, which is consistent with the density permitted by the zone.

The Project Site is located within the boundaries of the Hollywood Redevelopment Plan Area. The Redevelopment Plan designates the site as Regional Center Commercial. Pursuant to Section 506.2.3 of the Hollywood Redevelopment Plan, any development within the Regional Center Commercial is limited to an FAR maximum of 4.5:1. The Project Site is proposed to have a FAR of 3.75:1 and is therefore consistent with this regulation. The project has been conditioned to obtain approval from the Redevelopment Plan Unit prior to the issuance of a building or grading permit. Therefore, as proposed, the Project complies with Section 506.3 of the Redevelopment Plan.

Pursuant to LAMC Section 17.06 B, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The map was prepared by Brandon M. Hahn, No. LS 7582. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. The Project Site is zoned C4-2D, which is consistent with the land use designation. The C4-2D zone allows a density of one (1) dwelling unit per 400 square feet of lot area. However, as a development combining residential and commercial uses within an area designated as "Regional Center Commercial" pursuant to LAMC 12.22-A.18(a), the project is eligible for an R5 density calculation of one (1) dwelling unit per 200 square feet. A Height District 2 permits unlimited height and stories; however, the underlying "D" limitation adopted by Ordinance No. 165,660 Subarea 90 restricts the Floor Area Ratio (FAR) to 2 to 1, in lieu of 6 to 1 otherwise permitted by the Height District. The project site is proposed to have 44,542 net square feet of lot area post-dedications, which would permit a maximum of 223 dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into 1 master ground lot and 4 airspace lots with the development of 152 dwelling units which is consistent with the density permitted by the zone.

The Project Site is located within the boundaries of the Hollywood Redevelopment Plan Area. The Redevelopment Plan designates the site as Regional Center Commercial. Pursuant to Section 506.2.3 of the Hollywood Redevelopment Plan, any development within the Regional Center Commercial is limited to a FAR maximum of 4.5:1. The Project Site is proposed to have a FAR of 3.75:1 and is therefore consistent with this regulation. The project has been conditioned to obtain approval from the Redevelopment Plan Unit prior to the issuance of a building or grading permit. Therefore, as proposed, the Project complies with Section 506.3 of the Redevelopment Plan.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and improvements to the public right-of-way along Wilcox Avenue and Schrader Boulevard, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended one (1) street light on Wilcox Avenue and one (1) street on Schrader Boulevard associated with Bureau of Engineering's street improvement and widening conditions. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is on flat, rectangular, 1.05-acre (45,740 square-foot) lots zoned C4-2D located in Hollywood. The site is currently developed with a surface parking lot. The project site is located within 0.69 km (0.43 miles) from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas as Outside Flood Zone. 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 project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The property to the north has a land use designation of Regional Center Commercial and is zoned C4-2D-SN. The site is developed with one-story commercial buildings. The properties to the east, west, and south have a land use designation of Regional Center Commercial and are zoned C4-2D. The property to the south is developed with a hostel, the property to the west is developed with an office building and the property to the east is developed with a one-story commercial building. The project site, which is comprised of four parcels, consists of approximately 45,740 gross square feet of land and is developed with a surface parking lot. The Project proposes to construct 152 dwelling units and approximately 8,331 square feet of commercial area over 2 subterranean parking levels in a building which would be seven stories with a maximum height of 83 feet. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of 223 dwelling units. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

(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 project site is currently developed with a surface parking lot. There are no trees on the project site. There are five existing street trees along Schrader Boulevard and three existing street trees along Wilcox Avenue adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements 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.

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.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Wilcox Avenue and Schrader Boulevard, which are public streets. The project site consists of a parcel identified as Lot No. 5, 6, 7, and 8 of A.J. PICKRELL TRACT and is identified by the Assessor Parcel Nos. 5547-016-907, 5547-016-908, and 5547-016-909. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract 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 the 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)

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.

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.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82829.

VINCENT P. BERTONI, AICP
Advisory Agency

DEBBIE LAWRENCE
Deputy Advisory Agency

DL:DK:VKJ:DD

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 Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2912
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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.