



MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: JOEL ROJAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MARCH 2, 2010
SUBJECT: BORDER ISSUES STATUS REPORT
REVIEWED: CAROLYN LEHR, CITY MANAGER
Project Manager: Kit Fox, AICP, Associate Planner

RECOMMENDATION

Receive and file the current report on the status of Border Issues.

EXECUTIVE SUMMARY

This month's report includes:

- A background and status report on Volunteers of America's homeless housing facility at the former Palos Verdes Drive North Navy housing site in Wilmington/Harbor City.

BACKGROUND

The following is the regular monthly report to the City Council on various "Border Issues" potentially affecting the residents of Rancho Palos Verdes. The complete text of the current status report is available for review on the City's website at:

http://palosverdes.com/rpv/planning/border_issues/2010/20100302_BorderIssues_StatusRpt.cfm

DISCUSSION

New Border Issues

There are no updates on any new Border Issues on which to report at this time.

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Current Border Issues

There are no updates on any current Border Issues on which to report at this time.

Former Border Issues

Re-Use of Former Navy Housing Facilities, Los Angeles (Wilmington/Harbor City)

On February 1, 2010, Staff received notices from the City of Los Angeles regarding pending applications for the renovation of existing structures at the former Navy housing site on Palos Verdes Drive North in Wilmington/Harbor City. The purpose of these renovations is for the homeless advocacy group, Volunteers of America (VOA), to provide seventy-six (76) affordable housing units as part of a reuse plan for the Navy housing facility that was approved in 1999. To understand the context of the recent notices, Staff is providing some historical background below. However, it is important to note that these pending applications **do not** involve the former Navy housing facility on Western Avenue, which is the site of the proposed *Ponte Vista* development.

After the closure of the Long Beach Naval Shipyard in 1997, the Navy housing complexes on Palos Verdes Drive North and on Western Avenue in Wilmington/Harbor City were vacated. Under the aegis of the Base Realignment and Closure (BRAC) process, a base reuse committee for the former Navy housing sites was convened and a base reuse plan prepared. Our City was a stakeholder and participant in the BRAC process. The base reuse plan was approved by the City of Los Angeles in 1999. Under the terms of the approved plan, the Palos Verdes Drive North site was to be divided up amongst Marymount College, Rolling Hills Preparatory School and South Bay Crossings (SBC), a local homeless services provider. SBC was slated to receive seventy-six (76) existing dwelling units for homeless and transitional housing. It should be noted that the BRAC process placed homeless services and educational uses at the top of the priority list for the disposal of Navy property.

After receiving approval by the City of Los Angeles, the reuse plan required the approval of the Department of Housing and Urban Development (HUD) before the Navy could dispose of the property. HUD's review of the reuse plan was delayed for several years, however, while the Navy dealt with hazardous waste sites and Palos Verdes blue butterfly habitat on the Palos Verdes Drive North site.

By January 2003, HUD was poised to make a final decision on the reuse plan, pending resolution of a dispute between the City of Los Angeles and VOA, another homeless advocacy group that had been one of the original applicants for the reuse of the former Navy housing (but was not one of the final recipients identified in the 1999 reuse plan). VOA had been trying to increase the number of dwelling units set aside for low-income families and the homeless as a part of the BRAC process.

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In March 2003, HUD preliminarily rejected the 1999 reuse plan, stating that it did not adequately balance economic development and the needs of the community's homeless. HUD further suggested that at least seventy-six (76) additional dwelling units should be set aside for low-income housing within the former Navy housing site on Western Avenue (now the site of the proposed *Ponte Vista* project). After giving the City of Los Angeles the opportunity to address its concerns and revise the reuse plan, HUD formally rejected it in August 2003.

HUD's request for seventy-six (76) additional units for the homeless was only a recommendation to the Navy, which had the final authority to determine the allocation of the property. In November 2003, the Navy indicated that it intended to comply with both the "spirit" of the 1999 reuse plan and the "intent" of HUD's recommendation. To this end, the Navy transferred all of the property on the Palos Verdes Drive North site in general accordance with the 1999 reuse plan—including the transfer of seventy-six (76) units to SBC—while the Western Avenue site was sold at auction. It is important to note that, since the successful bidder on the Western Avenue property eventually "bought out" the homeless services providers that were slated to receive the seventy-six (76) additional homeless units and other portions of the Western Avenue site, there are no homeless facilities now proposed as a part of the *Ponte Vista* project.

By March 2004, the educational conveyances of portions of the Palos Verdes Drive North site to Marymount College and Rolling Hills Preparatory School were moving forward. However, the conveyance of the seventy-six (76) existing units to SBC was still held up with HUD, which was re-assessing SBC's ability—financial and otherwise—to implement their proposed project.

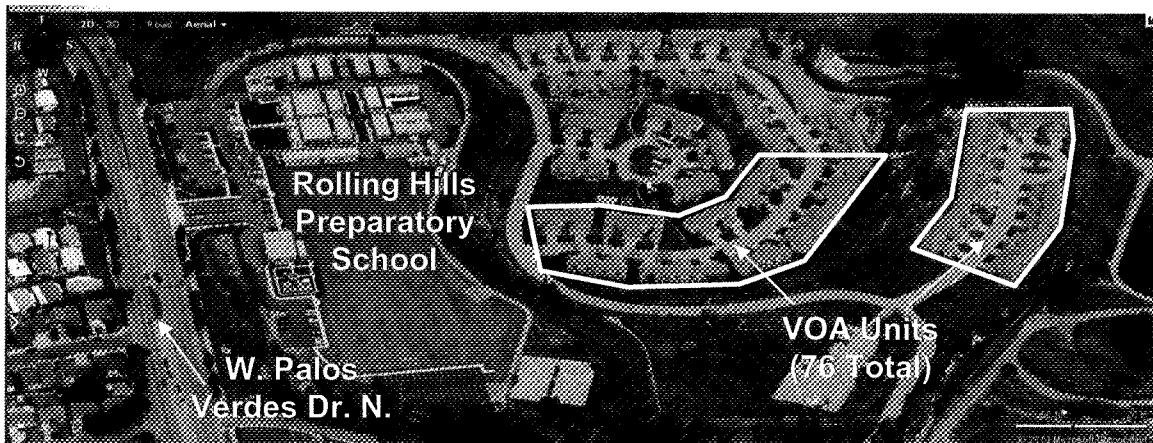


Figure 1: Relative locations of Rolling Hills Prep and VOA properties

Marymount College's acquisition of a portion of the Palos Verdes Drive North site was completed in April 2004. The eighty-six (86) townhouse units allocated to Marymount College had been leased from the Navy for student and faculty housing since 1998. The transfer of portions of the site to Rolling Hills Preparatory School was completed in August

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2004. Rolling Hills Preparatory School began the redevelopment of its portion of the site in 2005, and been conducting classes on its new campus for the past couple of years (see Figure 1 above). Also, in 2004 the Navy announced that the seventy-six (76) units of on the Palos Verdes Drive North site would be granted to VOA since SBC failed to demonstrate to HUD its ability to fulfill its obligations under the 1999 reuse plan. The seventy-six (76) existing units were eventually transferred to VOA in April 2006. It is Staff's understanding that, under the terms of the BRAC process, these units must be used as housing for the homeless (much like the Program of Utilization for Upper and Lower Point Vicente limits the uses to which our City can place these properties).

In late 2009, VOA submitted applications to the City of Los Angeles related to its renovation of the existing dwelling units on its property at the Palos Verdes Drive North site. Staff received notice of these applications in February 2010 (see attached notices and Staff report for Private Street Map). The applications included a Zoning Administrator's Adjustment and a Private Street Map. These applications are required because the transfer of the units to VOA did not create lots with access to a public right-of-way or that met the minimum property-line setbacks for the existing structures. The proposed Private Street Map creates legal access, while the Zoning Administrator's Adjustment legalizes non-conforming property-line setbacks for the existing structures.

Aside from "cosmetic" renovations of the existing units, no new physical development of VOA's Palos Verdes Drive North site or change in the number of existing dwelling units is proposed. In addition, the use of the existing units as transitional and homeless housing on this site is permitted under the City of Los Angeles' zoning regulations and is consistent with the approved 1999 base reuse plan. Furthermore, these applications have no relationship to or impact upon the future redevelopment of the Western Avenue site (i.e., *Ponte Vista*), and their approval would not lead to the renovation of existing units on the Western Avenue site as housing for the homeless. For these reasons, Staff did not comment upon the review and/or issuance of these permits by the City of Los Angeles.

Attachments:

- Notices related to VOA homeless housing project (received 2/1/10)
- City of LA Staff report for Private Street Map No. 1422 (dated 2/10/10)

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

RECEIVED

FFB 01 2010

NOTICE OF PUBLIC HEARING
DEPUTY ADVISORY AGENCY

PLANNING BUILDING AND
CODE ENFORCEMENT

PRIVATE STREET NO.1422
ENV-2009-3394-CE

COUNCIL DISTRICT NO. 15
PLAN AREA: Wilmington-Harbor City

This notice is to inform you of a public hearing for Private Street No. 1422 where you and other interested persons as well as the applicant, may speak or submit written information relating to the environmental determination and to this proposed private street which will provide legal frontage and access located on approximately 404,177 square foot site in the RE6-1XL zone.

DATE: February 10, 2010
TIME: 10:00 A.M.
MEETING LOCATION: 200 North Spring Street, Room 1020(Main City Hall)
Los Angeles, CA 90012
PROJECT LOCATION: 1556 W. Palos Verdes Dr. N

The Deputy Advisory Agency invites your testimony or written comments. Written communications must be received by the City Planning Department Subdivision Section on or before the hearing date. Send Comments to:

Department of City Planning
Subdivision Unit, 7th Floor (Main City Hall), Room 750
200 North Spring Street
Los Angeles, California 90012

The complete file is available for public inspection in the City Planning Department Division of Land, 200 North Spring Street, Room 750, Los Angeles. Cases will not be available for inspection on the day of the hearing. For further information, please contact Lateef Sholebo at (213) 978-1454 or Lateef.Sholebo@lacity.org.

The determination of the Advisory Agency will become effective 10 days from the decision date unless an appeal to the Area Planning Commission has been received, accepted as complete and appeal fees paid at the public counter of the Department of City Planning prior to the above 10-day time limit. Such an appeal must be submitted in triplicate on Form CP-7769 and approved by the City Planning Department.

An Equal Employment Opportunity/Affirmative Action employer. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, please make your request not later than three working days (72-hours) prior to the meeting by calling the staff person referenced in this notice.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described here, or in written correspondence on the matter delivered to this agency at or prior to the public hearing.



Address Any Communications to:
OFFICE OF ZONING ADMINISTRATION
200 N. SPRING ST., 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX - (213) 978-1334

RECEIVED

FEB 01 2010

PLANNING, BUILDING AND
CODE ENFORCEMENT

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

- ☐ Within a 100-Foot Radius
- ☐ Within a 500-Foot Radius
- ☒ Abutting a Proposed Development Site
- ☐ And Occupants within a 100-Foot Radius
- ☐ And Occupants within a 500-Foot Radius

CASE NO. ZA 2009-2698(ZAA)
ZONING ADMINISTRATOR'S ADJUSTMENT
CEQA NO. ENV 2009-2699-CE

WILMINGTON-HARBOR CITY
PLANNING AREA
DISTRICT MAP NO. 30B193
COUNCIL DISTRICT NO. 15

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: San Pedro City Hall
Room 452, Fourth Floor
638 South Beacon Street
San Pedro, CA 90731

TIME: **THURSDAY, FEBRUARY 25, 2010 AT 10:30 A.M.**

APPLICANT: VOLUNTEERS OF AMERICA (VOA)

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact will be among the matters considered at the hearing.

REQUEST: A Zoning Administrator's Adjustment, pursuant to Section 12.28 of the Los Angeles Municipal Code, to permit a 4.7-inch to 8.2-inch front yard in lieu of the 20-foot front yard and a 22.6-foot rear yard in lieu of the 25-foot rear yard otherwise required by Section 12.09.1-B of the Los Angeles Municipal Code, in conjunction with the use and maintenance of 76 existing units for affordable and subsidized housing serving homeless veterans and their families, on a 404,177 square-foot lot in the RD6-1XL Zone.

PROPERTY INVOLVED: 1500 West Palos Verdes Drive North, legally described as Pt. Lot H, Partition of Rancho Los Palos Verdes, as more specifically described in the application. The property is zoned RD6-1-K.

REVIEW OF FILE: Case No. ZA 2009-2698(ZAA) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.

IF YOU ARE NO LONGER THE OWNER OF THE PROPERTY WITHIN THIS AREA, PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.

PRIVATE STREET NO. 1422 (stamped dated October 20, 2009)

HEARING DATE: February 10, 2010

PLANNING DEPARTMENT STAFF REPORT

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

REQUEST:

This is a request for the approval of Private Street No. 1422 of an existing 24 foot wide roadway easement as a private street access to provide legal frontage to existing former Navy Housing complex located at 1556 W. Palos Verdes Drive comprised of one building site. The site contains 9.28 net acres (404,117 net square feet). The site is zoned RD6-1XL and OS-IVL and is designated for Low Residential in the Wilmington-Harbor City Community Plan Area.

RELEVANT CASES:

ON-SITE:

ZA-2009-2698-ZAA: Renovation of 76 units of Navy Housing to be used as affordable and subsidized housing serving homeless Veterans. 10% density bonus and 77% reduction in Front yard setbacks in conjunction with Private Street No.1422.

ENV-2009-2699-MND: Mitigated Negative Declaration determination issued for the Zoning Administrator's Adjustment Case ZA-2009-2698-ZAA related to Private Street No.1422.

OFF-SITE:

There are no previous or existing cases relevant to this private street.

PUBLIC RESPONSES:

No letters were received from the public.

GENERAL COMMENTS:

The request is an approval of the private street to provide legal frontage and access to a proposed former Navy Housing complex to be used as affordable and subsidizes housing for homeless veterans. The project is an existing 76-unit complex consisting of 15 separate 2-story buildings. The applicant is also requesting an adjustment for a reduced front yard setback under a separate application (ZA-2009-2698-ZAA).

The proposed private street width varies from 24-feet to 28-feet right-of-way and terminated at Palos Verdes Drive North which is a public street. The roadway easement is currently improved.

The site is located within a Hillside Grading Area. The City's database, ZIMAS, indicates the site is also located within a fault zone, methane buffer zone and a landslide area.

REPORTS RECEIVED:

BUREAU OF ENGINEERING: Recommends approval of the private street map subject to conditions pertaining to improvement of the private street as stated in the letter dated January 14, 2010. See recommended conditions in **Draft Private Street Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: No comments were available at the writing of the staff report.

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 January 7, 2010 have been satisfied. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

DEPARTMENT OF TRANSPORTATION: Recommends that the project be subject to conditions stated in the memo dated February 3, 2010. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

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

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

BUREAU OF STREET LIGHTING: No comments were available at the writing of the staff report.

BUREAU OF SANITATION: The Department comments that there are sewer easements located within the project site. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

ENVIRONMENTAL CLEARANCE

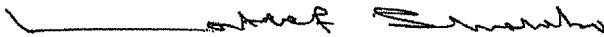
The Environmental Staff Advisory Committee issued a Categorical Exemption No. ENV-2009-3394-CE on October 20, 2009.

STAFF RECOMMENDATIONS:

The Planning Department staff recommends that the Private Street be approved based on the following:

1. That the Categorical Exemption No. ENV-2009-3394-CE issued for the private street No. 1422 be reconsidered and adopt the Mitigated Negative Declaration ENV-2009-2699-MND issued for the related ZA case No. ZA-2009-2698-ZAA in compliance CEQA requirement of no piece-mealing.

Prepared by:



Lateef Sholebo
City Planning Associate

Note(s): Recommendation does not constitute a decision. Changes may be made by the Director of Planning at the time of the public hearing.

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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—
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274

JANE BLUMENFELD
ACTING DEPUTY DIRECTOR
(213) 978-1272

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.planning.lacity.org

Decision Date:

Appeal End Date:

Volunteers of America
3600 Wilshire Blvd., #1500
Los Angeles, CA 90010

Bryant Palmer Soto Inc.
2601 Airport Drive # 310
Torrance, CA 90505

RE: Private Street No.1422
Related Case: ZA-2009-2698-ZAA
1556 W. Palos Verdes Drive N.
Wilmington-Harbor City Planning Area
Zone : RD6-1XL and OS-1VL
D.M. : 030-B-193 & 030-B-197
C.D. : 15
CEQA : ENV-2009-3394-CE
Legal Description: Tract: Partition of the Rancho
Los Palos Verdes, Lot: PT H

Pursuant to Chapter 1, Article 8 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **approved Private Street No.1422**, providing legal frontage and access to one building site located at 1556 W. Palos Verdes Drive as shown on map stamp-dated October 20, 2009 in the Wilmington-Harbor City Community Plan. The Deputy to the Director of Planning will advise the Department of Building and Safety that the necessary permits may be issued pursuant to this approval following receipt of satisfactory evidence of compliance with the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a minimum 24-foot to 28-foot wide private street easement be provided including a turnaround area at location and alignment satisfactory to the City Engineer.
2. That any necessary street, sewer and drainage easements be dedicated to the satisfactory to the City Engineer. (The need for these easements is to be identified by the Harbor Engineering District Office).
3. That the owners of the property record a covenant and agreement stating that they will maintain the private street free and clear of obstructions and keep the private street in a safe condition for vehicular use at all times
4. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (LAMC) (Private Street Regulations).
5. That a copy of the private street easement be submitted to the City Engineer (Land Development Group of the Bureau of Engineering) for approval. An additional copy shall be submitted to the Harbor District office of Bureau of Engineering. (Recent title policy should be submitted as evidence for the private street easements).
6. That prior to release by the Deputy to the Director, proposed names for private streets shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.
7. That the following improvements be constructed under permit in conformity with plans and specifications approved by the City Engineer or that the construction be suitably guaranteed satisfactory to the City Engineer. (All of the following conditions should be cleared by the West Los Angeles Engineering District Office):
 - a. Improve the private street from adjoining the parcels to the existing improvements in Public Street by repairing any broken concrete curbs, concrete gutters and 24-foot and 28-foot wide variable width roadway surfacing including the improvement of the turning area.
 - b. Construct the on-site sewers to serve each parcel.

Notes:

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-6335.

DEPARTMENT OF BUILDING AND SAFETY ZONING DIVISION

8. That prior to issuance of the Letter of Private Street Completion, 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 proof of lot cut for Parcel "A".
 - b. Provide building plans to show compliance with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the new property lines. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
 - c. Show dimensions of setbacks from property lines. Indicate the number of stories, height, permitted use, and the type of construction for all buildings on the site.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

DEPARTMENT OF TRANSPORTATION

9. That the project be subject to the following recommendations from the Department of Transportation.
- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. 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 Suite 400, Station 3. For an appointment, call (213) 482-7024.
 - c. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and Los Angeles Municipal Code (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

10. That prior to the issuance of the Letter of Private Street Completion, the owner shall make an arrangement satisfactory to the Fire Department with respect to the following:
 - a. Submit plot plans for Fire Department review and approval prior to recordation of Private Street action.

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 Planning Department.

BUREAU OF SANITATION

12. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

There are easements contained within the aforementioned property. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

13. That prior to issuance of the Letter of Private Street Completion, the subdivider will prepare and execute a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to the existing 76-unit housing complex in 15 separate buildings.

- b. Provide a minimum of one covered off-street parking spaces per dwelling unit plus 5 guest parking spaces.
14. 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 issuance of the Letter of Private Street Completion. 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 issuance of the letter of Private Street completion, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
 - b. 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 Los Angeles Municipal Code (LAMC)).
 - c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - d. 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.
15. That prior to release by the Director of Planning, proposed names for the private street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MITIGATION MEASURES

16. That prior to recordation of the Letter of Private Street Completion, the owner shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to comply with all the mitigation measures identified in the Mitigated Negative Declaration ENV-2009-2699-MND issued for ZA-2009-2698-ZAA, PS-1422 related to the Private Street.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Categorical Exemption ENV-2009-3394-CE on October 20, 2009. However, project shall comply with the mitigated measures in the Mitigated Negative Declaration ENV-2009-3394-CE issued for the related case ZA-2009-2698-ZAA.

FINDINGS OF FACT (LAMC)

In connection with the approval of Private Street No. 1415, the Advisory Agency of the City of Los Angeles, pursuant to Section 18.02 of the Los Angeles Municipal Code (LAMC) (Private Street Regulations), makes the prescribed findings as follows:

- (a) THERE EXISTS ADEQUATE AND SAFE VEHICULAR ACCESS TO THE PROPERTY FROM A PUBLIC STREET OVER A PRIVATE STREET FOR POLICE, FIRE, SANITATION AND PUBLIC SERVICE VEHICLES.

The recommendations and/or requirements of the City Engineer, Fire Department, and the Department of Transportation have or will be incorporated in the conditions of approval to assure adequate and safe vehicular access to the property.

- (b) AN ADEQUATE WATER SUPPLY IS AVAILABLE TO THE PREMISES FOR DOMESTIC AND FIRE FIGHTING PURPOSES.

The Department of Water and Power and the Fire Department have reviewed the project and deemed the water supply adequate provided their conditions of approval are satisfied.

- (c) AN APPROVED METHOD OF SEWER DISPOSAL IS AVAILABLE.

The owner is required to construct a mainline house connection sewer to serve the proposed development. In the event there is no sufficient connection to a public sewer system then private septic system will be allowed satisfactory to the Department of Building and Safety.

- (d) THE LOT OR BUILDING SITE IS OR WILL BE GRADED AND ENGINEERED IN ACCORDANCE WITH THE GRADING REGULATIONS OF THE CITY OF LOS ANGELES AS SET FORTH IN ARTICLE I OF CHAPTER 3 OF THIS CODE.

The buildings are existing and there will be no new construction involved. In addition, the proposed private street currently improved

- (e) ANY PROPOSED NAME OF A PRIVATE STREET HAS BEEN OR SHALL BE APPROVED BY THE CITY ENGINEER APPLYING THE STANDARDS SET FORTH IN SUBDIVISION 6 OF SUBSECTION A OF SECTION 17.52 OF THIS CODE.

Condition No. 15 of this approval requires that prior to release by the Director of Planning; proposed names for the private street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.

S. Gail Goldberg, AICP
Advisory Agency

David Weintraub
Deputy Advisory Agency

DW:LS

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-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

Forms are also available on-line at www.lacity.org/pln.

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.

If you have any questions, please call Subdivision staff at (213) 978-1362.