Developer Guidelines

Requested SORO NC Land Use Committee meeting date
Thursday, March 5, 2020

Project information
Planning case number
VTT82683

Project address
1951-1953 S. PREUSS ROAD
LOS ANGELES, 90034

Contact information
Information for
Owner

Name
MIKE LAVAEI

Address
643 S, OLIVE ST, #1000
LOS ANGELES, CA, 90014

Phone number
(213) 612-0000

Email
mike@atlantic777.com

Representative of the
Owner

Representative name
HARVEY GOODMAN

Address
834 17TH ST, #5
SANTA MONICA, CA, 90403

Phone number
(310) 829-1037

Email
sheri@harveygoodman.com

Project background
1. Description of what is being requested of this Committee that is not "by right"

VTT-82683 proposed 6 lot small lot subdivision with ownership parking spaces provided on each individual lot
2. Description of project

   a. Size of property                11272
   b. Size of proposed building(s)   2050

   Proposed project is: within allowable "by right" size

3. Proposed use of property

   6 lot small lot subdivision
   Property is zoned RD1.5-1

4. Describe the community benefit from your proposed use of the property

   Provides more housing units on the site and is consistent with all zoning requirements for small lot subdivisions.

5. Parking spaces

   a. Currently on property          4
   b. Required by code               4
   c. Breakdown of the actual spaces

       Standard spaces                2
       Compact spaces                 2
       Handicap spaces                0

6. Trash enclosure and loading dock

   a. Trash enclosure                No
   b. Loading dock                   No

   Additional notes on trash and loading: trash enclosures will be in individual garages

7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community?

   Landscaping and open space as required by code.

8. Outreach

   For discretionary approval, SORO requires, prior to this meeting, your notification of neighbors within a 500 foot radius of the project. You must also notify us of the results of sign-offs by neighbors within this 500 foot radius.

9. Name and ID of all environmental or planning documents prepared to support this project. Click the + sign to add more lines.

   Name   ID   Link (if available)
   EEA    EAF-2019-
10. Additional comments

This proposed project is consistent with all zoning code requirements and requirements of the small lot subdivision. We are not asking for any variances.
DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ____________________________________________

Env. Case Number ______________________________________

Application Type ________________________________________

Case Filed With (Print Name) ______________________________ Date Filed __________

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number ______________________________________

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 1951-1953 S. Preuss Road ____________________________ Unit/Space Number ______

Legal Description² (Lot, Block, Tract) Lot 34 & SW 4.28 feet of Lot 35, Tract No. 1250, M.B. 18, Pgs. 46 & 47

Assessor Parcel Number 4302-019-016 ____________________________ Total Lot Area 9389 sq. ft.

2. PROJECT DESCRIPTION

Present Use 2 unit residential

Proposed Use 6 lot small lot subdivision

Project Name (if applicable) ____________________________

Describe in detail the characteristics, scope and/or operation of the proposed project ________________

VTT-82683 proposed 6 lot small lot subdivision with 2 ownership parking spaces provided on each lot.

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant) ☐ Site is located within 500 feet of a freeway or railroad

☑ Site has existing buildings (provide copies of building permits) ☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)
☐ Site is/ was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)  ☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information
(Check all that apply or could apply)
☒ Demolition of existing buildings/structures
☒ Relocation of existing buildings/structures
☐ Interior tenant improvement
☐ Additions to existing buildings
☐ Grading
☒ Removal of any on-site tree
☒ Removal of any street tree
☐ Removal of protected trees on site or in the public right of way
☐ New construction: 16850 ______square feet
☐ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☐ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information
Number of Residential Units: Existing ______ - Demolish(ed)\(^3\) ______ + Adding ______ = Total ______
Number of Affordable Units\(^4\)
Number of Market Rate Units
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A ______ square feet

Public Right-of-Way Information
Have you submitted the Planning Case Referral Form to BOE? (required) ☑ YES ☐ NO
Is your project required to dedicate land to the public right-of-way? ☑ YES ☐ NO
If so, what is/ are your dedication requirement(s)? 5' Preuss. ft.
If you have dedication requirements on multiple streets, please indicate: 2.5 feet in alley

3. ACTION(S) REQUESTED
Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☑ YES ☐ NO

Authorizing Code Section 17.06, 12.22-C.27, Ordinance No. 185462
Code Section from which relief is requested (If any):
Action Requested, Narrative: Construct 6 lot small lot subdivision

Authorizing Code Section
Code Section from which relief is requested (If any):
Action Requested, Narrative: 

Additional Requests Attached ☑ YES ☐ NO

\(^3\) Number of units to be demolished and/or which have been demolished within the last five (5) years.
\(^4\) As determined by the Housing and Community Investment Department
4. RELATED DEPARTMENT OF CITY PLANNING CASES
Are there previous or pending cases/decisions/environmental clearances on the project site? □ YES □ NO
If YES, list all case number(s) ______________________________________________________

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. __________________________ Ordinance No. __________________________
☐ Condition compliance review ☐ Clarification of Q (Qualified) classification
☐ Modification of conditions ☐ Clarification of D (Development Limitations) classification
☐ Revision of approved plans ☐ Amendment to T (Tentative) classification
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? □ YES □ NO

Have you filed, or is there intent to file, a Subdivision with this project? □ YES □ NO
If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:
VTT82683 proposed 6 lot small lot subdivision

5. RELATED DOCUMENTS / REFERRALS
To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form __________________________
b. Geographic Project Planning Referral __________________________
c. Citywide Urban Design Guidelines Checklist __________________________
d. Affordable Housing Referral Form __________________________
e. Mello Form __________________________
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form __________________________
g. HPOZ Authorization Form __________________________
h. Management Team Authorization __________________________
i. Expedite Fee Agreement __________________________
j. Department of Transportation (DOT) Referral Form __________________________
k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) 201900288 __________________________
l. Order to Comply __________________________
m. Building Permits and Certificates of Occupancy __________________________
n. Hillside Referral Form __________________________
o. Low Impact Development (LID) Referral Form (Storm water Mitigation) __________________________
p. Proof of Filing with the Housing and Community Investment Department __________________________
q. Are there any recorded Covenants, affidavits or easements on this property? □ YES (provide copy) □ NO
PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant name Preuss Villas LLC

Company/Firm Attn: Mr. Faramarz Lavaei

Address: 643 S. Olive St. Unit/Space Number 1000

City Los Angeles State CA Zip Code: 90014

Telephone (213) 612-0000 E-mail: joseph@atlantic777.com

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☐ Same as applicant ☐ Different from applicant

Name (if different from applicant) __________________________

Address ___________________________________________ Unit/Space Number ______

City __________________________ State ______ Zip Code: ______

Telephone __________________________ E-mail: __________________________

Agent/Representative name Harvey Goodman, Civil Engineer

Company/Firm Harvey Goodman Civil Engineering Inc.

Address: 834 17th St. Unit/Space Number 5

City Santa Monica State CA Zip: 90403

Telephone (310) 829-1037 E-mail: sheri@harveygoodman.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect

Name Matthew Aulicino

Company/Firm AUX Architecture

Address: 2404 Wilshire Blvd., Unit/Space Number 12D

City Los Angeles State CA Zip Code: 90057

Telephone (213) 568-3578 E-mail: aulicino@aupoffice.com

Primary Contact for Project Information ☐ Owner ☐ Applicant

(�lect only one) ☐ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

5 An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

CP-7771.1 [revised 04/24/2018]
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

  a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

  b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

  c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

  d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

  Property Owner's signatures must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgement is available for your convenience on following page.

  Signature

  [Signature]

  Date __/__/__

  Print Name

  [Print Name]

  Signature

  [Signature]

  Date __/__/__

  Print Name

  [Print Name]
California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ________________

On ________________, before me, ________________, Notary Public

(insert name of notary public and title)

personally appeared ________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

________________________
Signature

(Seal)
8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

g. I understand that if this application is denied, there is no refund of fees paid.

i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: [Signature]

Print Name: [Print Name]

Date: 7/14/19

Manager
FINDINGS FOR APPROVAL
VTT-82683
PROPOSED 6 LOT SMALL LOT SUBDIVISION
1951-1953 S. PREUSS ROAD
LOS ANGELES CA 90034

1Q. THE PROPOSED MAP IS CONSISTENT WITH THE APPLICABLE GENERAL AND SPECIFIC PLANS.


CURRENTLY, THE SUBJECT PROPERTY IS DEVELOPED WITH 2 SINGLE FAMILY HOUSES. THE PROPOSED PROJECT INVOLVES A SMALL LOT SUBDIVISION TO AUTHORIZE THE SUBDIVISION OF THE EXISTING LOT INTO SIX SMALL LOTS IN CONJUNCTION WITH THE DEMOLITION OF THE EXISTING STRUCTURES ON SITE AND CONSTRUCTION OF SIX SINGLE–FAMILY DWELLINGS WITH TWO PARKING SPACES ON EACH PROPOSED SMALL LOT. THE LOT SIZES WILL RANGE FROM 1306 TO 2154 SQUARE FEET, WHICH EXCEEDS THE MINIMUM LOT SIZE OF 600 SQUARE FEET REQUIRED BY THE SMALL LOT SUBDIVISION ORDINANCE. ADDITIONALLY, THE LOT WIDTHS WILL BE AT LEAST 22.3 FEET WIDE, WHICH EXCEEDS THE MINIMUM LOT WIDTH OF 18 FEET BY THE SMALL LOT SUBDIVISION ORDINANCE. THE LOT COVERAGE OF EACH LOT IS APPROXIMATELY 60 PERCENT WHICH IS BELOW THE MAXIMUM 75% LOT COVERAGE ALLOWED BY THE SMALL LOT SUBDIVISION ORDINANCE. THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE DENSITY REQUIREMENTS OF THE RD1.5 ZONE. THEREFORE, AS CONDITIONED, THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN.

2Q. THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

2A. THE BUREAU OF ENGINEERING WILL REVIEW THE PROPOSED PROJECT AND WILL SUBMIT CONDITIONS REQUIRING ANY NECESSARY DEDICATION OF PUBLIC SANITARY SEWER EASEMENTS AND CONSTRUCTION OF ANY OFF-SITE IMPROVEMENTS INCLUDING TREE REPLACEMENT REQUIREMENTS.

MOREOVER, THE PROPOSED PROJECT WILL RESULT IN A LOT SIZE THAT MEETS THE MINIMUM LOT SIZE REQUIRED IN THE RD1.5-1 ZONE AND LOT CUT PATTERN THAT WILL BE CONSISTENT WITH THE OTHER PROPERTIES IN THE NEIGHBORHOOD. THEREFORE, THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN.
3Q. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

3A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A LANDSLIDE AREA OR LIQUEFACTON ZONE BUT IS LOCATED WITHIN A FAULT ZONE. A GEOTECHNICAL REPORT WAS SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY GRADING DIVISION ON MAY 28, 2019, IN WHICH THE REPORT ADDRESSES APPROPRIATE SEISMIC DESIGN STANDARDS. THE PROPOSED PROJECT IS SIMILAR IN SIZE AND SCOPE TO TWO OTHER SIX LOT SMALL LOT SUBDIVISION APPLICATIONS LOCATED ON THE SAME BLOCK, VTT-82365, 1959 S. PREUSS ROAD AND VTT-82264, 1973 S. PREUSS ROAD. WE ARE NOT REQUESTING ANY VARIANCES IN CONJUNCTION WITH THE APPLICATION FOR SMALL LOT SUBDIVISION.

4Q. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

4A. THE SURROUNDING PROPERTIES ARE ZONED RD1.5-1, RD2-1, R3-1-CPIO, C2-1VL-CPIO AND R1V2-O, THE ADJACENT LAND USES INCLUDE A MIXTURE OF SINGLE FAMILY HOMES, MULTI-FAMILY HOMES AND SOME COMMERCIAL DEVELOPMENTS ALONG ROBERTSON BOULEVARD. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH TWO ONE-STORY SINGLE FAMILY HOUSES, WHICH WILL BE DEMOLISHED TO ALLOW FOR A SMALL LOT SUBDIVISION OF THE EXISTING LOT INTO SIX LOTS AND THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON EACH PROPOSED SMALL LOT. THE PROPOSED PROJECT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MUNICIPAL CODE AND SMALL LOT ORDINANCE.

5Q. THE DESIGN OF THE SUBDIVISION AND PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OF SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

5A. THE APPLICANT HAS SUBMITTED AN ENVIRONMENTAL ASSESSMENT FORM AS PART OF THE SUBDIVISION APPLICATION. THE CITY WILL BE RESPONSIBLE FOR PREPARING AN INITIAL STUDY TO DETERMINE THAT NO POTENTIAL ADVERSE IMPACTS ON FISH OR WILDLIFE RESOURCES AS FAR AS PLANT LIFE OR ANIMAL LIFE ARE CONCERNED. MEASURES WILL BE REQUIRED AS PART OF THE APPROVAL WHICH WILL MITIGATE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL. FURTHERMORE, THE SURROUNDING AREA IS PRESENTLY DEVELOPED WITH RESIDENTIAL STRUCTURES AND DOES NOT PROVIDE A NATURAL HABITAT FOR EITHER FISH OR WILDLIFE. THE PROPOSED PROJECT IS SIMILAR IN SIZE AND SCOPE TO TWO OTHER SIX LOT SMALL LOT SUBDIVISION APPLICATIONS LOCATED ON THE SAME BLOCK, VTT-82365, 1959 S. PREUSS ROAD AND VTT-82264, 1973 S. PREUSS ROAD. WE ARE NOT REQUESTING ANY VARIANCES IN CONJUNCTION WITH THE APPLICATION FOR SMALL LOT SUBDIVISION.
6Q. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

6A. THERE APPEARS TO BE NO POTENTIAL HEALTH PROBLEMS CAUSED BY THE DESIGN OR IMPROVEMENT OF THE PROPOSED PROJECT. AN EXISTING SANITARY SEWER IS AVAILABLE IN PREISS ROAD ADJOINING THE SUBDIVISION. THE PROPOSED DEVELOPMENT WILL BE REQUIRED TO BE CONNECTED TO THE CITY’S SANITARY SEWER SYSTEM, WHERE THE SEWAGE WILL BE DIRECTED TO THE LOS ANGELES HYPERION TREATMENT PLANT, WHICH HAS BEEN UPGRADED TO MEET STATEWIDE OCEAN DISCHARGE STANDARDS.

7Q. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

7A. NO SUCH EASEMENTS ARE KNOWN TO EXIST. NEEDED PUBLIC ACCESS FOR ROADS AND UTILITIES, IF REQUIRED, WILL BE ACQUIRED BY THE CITY PRIOR TO RECORDATION OF THE PROPOSED TRACT MAP.
ADMINISTRATIVE REVIEW

SMALL LOT DESIGN STANDARDS (SLD)
Administrative Review

RELATED CODE SECTION: Los Angeles Municipal Code Section 12.22 C.27(a)(2) authorizes the Director of Planning's review for compliance with the Commission's Small Lot Design Standards.

GENERAL INFORMATION

New Applications - This application and full set of architectural plans as listed below shall be filed concurrently with any small lot subdivision application request (Vesting Tentative Tract or Preliminary Parcel Map) and along with any applicable Geographic Project Planning Referral Form (CP-7812).

Modifications to Approved Projects (Deemed Complete After April 18, 2018) - Any subsequent modifications to architectural plans found not to be in substantial compliance with the originally approved Exhibit A shall be required to file a new application for Administrative Clearance and pay all applicable fees concurrently with a building permit application for a small lot project (“Project”).

Determining a Project:
For the purposes of Small Lot Administrative Clearance application, the term “Project” includes the erection or construction, reconstruction, rehabilitation, relocation, addition to, or exterior alteration of any building or structure, which require the issuance of a demolition permit, grading permit, or building permit. Projects include the preservation of existing structures in a single lot and the subdivision of land for Small Lot purposes. A Project excludes work that consists solely of interior remodeling, interior rehabilitation or repair work that does not result in alterations to the façade or change in floor area. The following are examples of building permits that are generally exempt from administrative review:

- Re-roof with no alterations to the existing roof form, roof details, eave depth, eave details, or facades of the buildings
- In-ground swimming pools where permitted by the LAMC
- Roof-mounted solar modules
- Maintenance, repair, and/or rehabilitation of existing foundations
- Maintenance, repair, and/or rehabilitation of existing window and door treatments
- Mechanical equipment
- Exterior lighting

1. SUBMITTAL REQUIREMENTS

Size and Number of Copies: Provide one full size and five (5) 11”x17” color copies of architectural plans containing the following:

☐ Site Plan
☐ Contextual and Dimensioned Floor Plans
☐ Detailed Elevations
☐ Roof Plan
☐ Materials Sheet
☐ Renderings
☐ Landscape Plan (See Technical Requirements applicable to all landscape plans of form CP-6730)

2. APPLICANT INFORMATION

Applicant Name: Preuss Villas LLC, Attn: Mr. Faramarz Lavaei
Address: 643 S. Olive
City: Los Angeles
Telephone: (213) 612-0000
E-mail: receptionist@atlantic777.com
Unit/Space Number: 1000
State: CA
Zip: 90014

3. CASE INFORMATION

Administrative Clearance Case Number: VTT082683
Tract/Parcel Map Case Number: RD1.5-1
Existing Zone: Proposed Zone (If Applicable)
Residential Existing Use: 6 lot small lot subdivision
Proposed Use

CP-6975 (03.05.2019) Small Lot Admin Review
4. PROJECT SUMMARY

Project Address: 1951 - 1953 S. Preuss Road, Los Angeles CA 90034
Community Plan Area: West Adams - Baldwin Hills-Leimert
Specific Plan, DRB, CDO, POD, NOD, CPIO or SN, including subarea if applicable:

Small Lot Subdivision Type (check all that apply)

☐ New construction  ☐ Small Lot Subdivision of Existing Dwelling Unit/s**  ☐ Renovation/Addition

** If your project involves the small lot subdivision of existing dwelling units, please describe the proposed alterations.

(Please note that any nonconforming building, structure or improvements may be maintains or repaired or structurally altered provided it conforms to LAMC Section 12.23-A):

5. PROJECT DETAILS

Proposed number of lots: 6  Proposed number of small lot homes: 6
Prosposed number of lots: 6  Proposed number of small lot homes: 6

Maximum building height: 44'-6" Number of stories: 4+roof deck

Roof deck(s) proposed: ☐ Yes ☐ No Maximum building height with railing: 44'-6"

Total number of parking spaces provided: 10 Number of guest parking spaces provided (If applicable): n/a

Common open space provided: ☐ Yes ☐ No Size of common open space: n/a

The following section shall be completed by City Planning staff at the time of filing:

6. ACCEPTANCE FOR FILING

Project Type

☐ New Construction
☐ Change of use from apartment unit to Small Lot Home
☐ Modification to an existing Small Lot Home that constitutes a Project
☐ Not a Project

<table>
<thead>
<tr>
<th>Planning Signature</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Name</td>
<td>Date</td>
</tr>
<tr>
<td>Receipt Number</td>
<td>Fee Miscellaneous sign off – Director</td>
</tr>
</tbody>
</table>
A. BUILDING DESIGN

1. Dwelling Orientation
   a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways ("right-of-way") or private street shall orient the primary entryway ("front door") toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way.
   b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way.
   c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley or shall be connected to a pedestrian pathway that leads directly to a right-of-way.

2. Primary Entryways
   a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.
   b. All primary entryways shall incorporate at least four of the following elements:
      i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.
      ii. The doorway shall be recessed at least 3 inches from the building façade.
      iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22.20.
      iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
      v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
      vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

3. Primary Entryways Between Small Lot Homes
   a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.
4. Façade Articulation
   a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:

      i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.

      ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.

      iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as façade articulation.

      iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the façade.

      v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

5. Varied Roofline
   a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating two of the following:

      i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.

      ii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.

      iii. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.

      iv. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.

6. Roof Decks
   a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.
7. Building Massing Variation
   a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.

   b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.

   c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above.

B. PEDESTRIAN CONNECTIVITY AND ACCESS

1. Pedestrian Pathways
   a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.

   b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.

   c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.

2. Fences/Walls
   a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted.

   b. Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way.

C. LANDSCAPING

1. Landscaping, Common Open Space Areas and Amenities
   a. All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.
b. Required Common Open Space Areas must:
   i. Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b).
   ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.
   iii. Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.

c. The combination of required Common Open Space Areas shall be multifunctional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children’s play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above.

d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.

D. MIXED USE SMALL LOTS
Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor ("Mixed Use Small Lot Homes"). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. Building Orientation and Entry
   a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way.
   b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business.

2. Building Design
   a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.
   b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.
   c. The ground floor commercial use shall be visually separated from upper residential floors, with a facade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building.
d. The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C.

e. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.

E. BUNGALOW COURTS AND EXISTING STRUCTURE SMALL LOTS

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. The conversion of an existing "Bungalow Court or Existing Structure" to a Small Lot Subdivision shall only be required to comply with the following Design Standards:

1. Common Access Driveway
   a. Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

2. Pedestrian Pathway
   a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entries of ways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

3. Existing Structures
   a. New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

4. New Dwellings
   a. All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall also meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards. 5. Landscaping All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

Additional Design Details

The following section shall be completed by Project Planning staff after the review and approval of submitted plans:

8. ADMINISTRATIVE CLEARANCE APPROVAL

<table>
<thead>
<tr>
<th>Planning Signature</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Name</td>
<td>Date</td>
</tr>
</tbody>
</table>
INSTRUCTIONS: Administrative Clearance – SLD

1. **Submittal** - Applicants are required to submit a completed Administrative Clearance Application, including the project summary and checklist, at the time of Administrative Clearance filing.

2. **Review Materials** - Review of the application by an assigned project planner will verify if the project meets the requirements of the Small Lot Design Standards.

3. **Timing of Review** - The Administrative Clearance shall be completed prior to the scheduling of any required hearing for a proposed small lot subdivision map. In cases where a hearing has been waived, this review shall be completed prior to the issuance of the subdivision determination.

4. **Relief** - The Administrative Clearance does not provide any relief mechanisms for project applicants. Applicants are required to demonstrate compliance with all applicable design standards.

5. **Appeal Rights** - The Administrative Clearance process is non-appealable.

6. **Conditions of Approval** - As a condition of approval, all small lot subdivisions, including Vesting Tentative Tract Maps and Preliminary Parcel Maps, shall be required to conform to the plans approved during the Administrative Clearance review process. These plans shall be stamped Exhibit A and included in the related subdivision map case file.

7. **Building Permit Clearance** - Following the entitlement approval of a small lot subdivision map, subsequent building permit applications for the new construction of said map’s small lot homes shall be in substantial conformance with the most recently approved set of plans.

8. **Other Applicable Approvals** - Applicants are strongly advised to consult with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

9. **Modifications to Projects Deemed Complete after April 18, 2018** - If a project’s architectural plans are modified subsequent to the initial approval of the project and determined by the Department of City Planning to no longer be in substantial compliance with Exhibit A, the applicant shall file a new application for Administrative Clearance and pay all applicable fees.

10. **Exceptions** - The following projects are not required to file an Administrative Clearance pursuant to L.A.M.C. Section 12.22 C.27(c):

    a. Any small lot subdivision entitlement application filed, accepted and deemed complete prior to April 18, 2018, as determined by the Department of City Planning.

    b. Any project for which the City has approved a small lot subdivision discretionary land use entitlement as of April 18, 2018, but that has not yet submitted plans and appropriate fees to the Department of Building and Safety for plan check, as determined by the Department of City Planning.

City of Los Angeles Department of City Planning website: [http://planning.lacity.org](http://planning.lacity.org)
APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
- Community Design Overlays (CDO)
- Neighborhood Oriented District (NOD)
- Sign District (SN)
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance (CPIO)
- Public Benefit Alternative Compliance
- Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have expired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. Subject Property Address: 1951-1953 S. Preuss Road, Los Angeles CA 90034

2. Community Plan Area Name: West Adams-Baldwin Hills-Leimert

   a. Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

   VTT-82683-SL proposed 6 lot small lot subdivision

3. Project Type (check all that apply)

   ☐ New construction    ☐ Addition    ☐ Renovation    ☐ Sign
   ☐ Change of Use      ☐ Grading      ☐ Density Bonus    ☐ Small Lot Subdivision

   ☐ Other (describe) ________________________________

   If Change of Use, what is:

   Existing Use? ________________________________ Proposed Use? ________________________________

   Description of proposed project: Vesting Tentative Tract Map No. 82683 to permit construction of 6 lot small lot subdivision with ownership parking provided on individual lots.

   ____________________________________________

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE (check all that apply)

   Specific Plan/SN

   ☐ Project Permit
     ☐ Minor (3 signs or less OR change of use)
     ☐ Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment
     ☐ Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.

   ☐ Modification

   ☐ Adjustment
   ☐ Exception
   ☐ Amendment
   ☐ Interpretation
   ☐ Not a Project
   ☐ Other
Design Review Board
☐ Preliminary Review ☐ Final Review

CPO/POD/NOD
☐ Discretionary Action ☐ Sign-off only
  ☐ Minor (3 signs or less OR change of use)
  ☐ Standard (Remodel or renovation in which additions are no
    greater than 200 sq. ft. more than 3 signs, wireless equipment
  ☐ Major (All other projects, e.g. new buildings, remodels that
    include an addition of more than 200 sq. ft.

Community Plan Implementation Overlay (CPIO)
☐ Administrative Clearance (Multiple Approvals) ☐ CPIO Adjustment (CPIOA) ☐ CPIO Exception (CPIOE)
☐ Potentially Historic Resource

Affordable Housing
☐ Density Bonus ☐ Conditional Use >35%
☐ Affordable Housing Referral Form ☐ Public Benefit
  ☐ Off-menu incentives requested

Small Lot Subdivision
☐ Consultation completed

Streetscape Plan
☐ Consultation completed ☐ Not a Project or N/A under Streetscape Plan: __________________________

5. ENVIRONMENTAL CLEARANCE
☐ Not Determined ☐ Environmental Assessment Form (EAF)
☐ Categorical Exemption ☐ Other Entitlements needed
☐ Class 32 Categorical Exemption
☐ Existing ENV Case Number: ____________________________________________
☐ ENV Addendum Case Number: ____________________________________________

6. PUBLIC NOTICING
☐ Standard (BTC to mail hearing notice)
☐ Special (At time of filing applicant must pay BTC to mail determination letters only)
  ☐ Abutting owners ☐ Abutting occupants

7. NOTES

Project Planning Signature: ____________________________ Phone Number: 213-978-1348
Print Name: Kyle Winston Date: 8/22/19

CP-7812 [04.01.2019] Project Planning Geo Referral Form
APPLICATIONS:

ENVIROMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: 

Related Case Numbers: 

Case Filed With (Print Name): ___________________________  Date Filed: ____________

EAF Accepted By (Print Name): ___________________________  Date Accepted: ____________

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address: 1951-1953 S. Preuss Road, Los Angeles CA 90034

Assessor’s Parcel Number: 4302-019-016

Major Cross Streets: Sawyer Street to the north and Guthrie Avenue to the south

Community Plan Area: West Adams - Baldwin Hills - Leimert  Council District: 10

APPLICANT (if not Property Owner)

Name: Preuss Villas LLC

Company: Attn: Mike Lavaei

Address: 643 S. Olive St., Suite 1000

City: Los Angeles  State: CA  Zip Code: ____________

E-Mail: mike@atlantic777.com

Telephone No.: (213) 612-0000

PROPERTY OWNER

Name: Same as Applicant

Company: ____________________________

Address: ____________________________

City: ____________ State: ____________ Zip Code: ____________

E-Mail: ____________________________

Telephone No.: ____________________________

APPLICANT'S REPRESENTATIVE

Name: Harvey Goodman Civil Engineer

Company: Harvey Goodman Civil Engineering

Address: 834 17th St., #5

City: Santa Monica  State: CA  Zip Code: 90403

E-Mail: sheri@harveygoodman.com

Telephone No.: (310) 829-1037

ENVIRONMENTAL REVIEW CONSULTANT

Name: ____________________________

Company: ____________________________

Address: ____________________________

City: ____________________________ State: ____________ Zip Code: ____________

E-Mail: ____________________________

Telephone No.: ____________________________

1 Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)

OVERVIEW
CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION
   A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

   VTT82683 construct 6 lot small lot subdivision with 2 ownership parking spaces provided on each individual lot pursuant to ordinance no. 185462

   Additional information or Expanded Initial Study attached: □ YES □ NO

   B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? □ YES □ NO

   If YES, please specify:

2. EXISTING CONDITIONS
   A. Project Site.
   Lot Area: 9369
   Net Acres: 0.20  Gross Acres: 0.22

   B. Zoning/Land Use.

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use of Land</td>
<td>residential</td>
<td>6 lot small lot subdivision</td>
</tr>
<tr>
<td>General Plan Designation</td>
<td>Low Medium II Residential</td>
<td>Low Medium II Residential</td>
</tr>
</tbody>
</table>
C. Structures.

1. Does the property contain any vacant structure? □ YES □ NO
   If YES, describe and state how long it has been vacant: ____________________________________________
   ____________________________________________

2. Will any structures be removed/demolished as a result of the project? □ YES □ NO
   If YES, provide the number: 2____________________, type: single family ________________________________
   ________________________________, total square footage: ________________________________
   and age: approx. 94 years old ________________________________ of structures to be removed.

   If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the
   number of units: 2____________________

D. Trees.

   Are there any trees on the property, and/or within the public right-of-way next to the property, that will be
   removed or impacted* as a result of the project? □ YES □ NO

   If YES complete the following:

<table>
<thead>
<tr>
<th>Tree Status</th>
<th>Quantity Existing</th>
<th>Tree Types</th>
<th>Quantity Removed</th>
<th>Quantity Relocated</th>
<th>Quantity Replaced</th>
<th>Quantity Impacted*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Protected (8&quot; trunk diameter and greater)</td>
<td>0</td>
<td>See attached report</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protected (4&quot; trunk diameter and greater)</td>
<td>0</td>
<td>Oak Tree (excluding Scrub Oak)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Southern California Black Walnut</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Western Sycamore</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>California Bay</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   * Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath
   the tree's canopy.

   Additional information attached: □ YES □ NO

   If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted,
   a Tree Report is required.

E. Slope. State the percent of property which is:

   Less than 10% slope: _______ 100%  10-15% slope: _______ over 15% slope: _______

   If slopes over 10% exist, a Topographic Map will be required.
F. Grading. Specify the total amount of dirt being moved:

☑ 0-500 cubic yards    ☐ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): ___________________________ cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: 500 ______________ cubic yards    Exported: ______________ cubic yards

Location of disposal site: ______________________________________________________

Location of borrow site: to be determined

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☐ YES    ☑ NO

If YES, a Haul Route is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ YES    ☑ NO

If YES, describe: ____________________________________________________________

______________________________________________________________

If YES, a Phase I Environmental Site Assessment (ESA) is required.

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: __________________________________________

☐ California Register of Historic Resources: _____________________________________

☐ City of Los Angeles Cultural Historic Monument: _______________________________

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): ________________________________________________

☐ Identified on SurveyLA: ______________________________________________________

☐ Identified in HistoricPlacesLA: ______________________________________________

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☑ YES    ☐ NO
J. Miscellaneous. Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☑ NO
If YES, describe: __________________________________________________ and indicate the sheet number on your plans showing the condition: ______________________.

3. PROPOSED DEVELOPMENT
In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS
   i. Parking.
   Vehicular Parking
   Required: 12 + Guest: 0
   Proposed: 12 + Guest: 0

   Bicycle Parking:
   Required Long-Term: 0       Required Short-Term: 0
   Proposed Long-Term: 0       Proposed Short-Term: 0

   ii. Height.
   Number of stories (not including mezzanine levels): 4 stories Maximum height: 44"
   Are Mezzanine levels proposed? ☑ YES ☐ NO
   If YES, indicate on which floor: ______________.
   If YES, indicate the total square feet of each mezzanine: ______________________.
   New construction resulting in a height in excess of 60 feet may require a Shade/Shadow Analysis. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZL-2452 (check the Planning and Zoning tab in ZIMAS for this information http://ZIMAS.acity.org).

   iii. Project Size.
   What is the total floor area of the project? 16850 gross square feet

   iv. Lot Coverage. Indicate the percent of the total project that is proposed for:
   Building footprint: 55.6 %
   Paving/hardscape: 29.4 %
   Landscaping: 15 %

   v. Lighting. Describe night lighting of project: Safety and Walkway
B. RESIDENTIAL PROJECT

If no portion of the project is residential check □-N/A and continue to next section

i. Number of Dwelling Units.

Single Family: 6 Single, Apartment: ________________, Condominium: ________________

ii. Recreational Facilities. List recreational facilities for project: ______________________

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? □ YES □ NO
Does the project involve six or more residential units? □ YES □ NO

If YES to both, complete the following

<table>
<thead>
<tr>
<th>Pursuant to LAMC 12.21.G</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Open Space (Square Feet)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Private Open Space (Square Feet)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscaped Open Space Area (Square Feet)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of trees (24 inch box or greater)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): ________________

To Be Determined

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: N/A

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check □-N/A and continue to next section

i. Type of Use. ________________________________

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? □ YES □ NO

If YES, indicate the total size of the interior space or leasehold: ________________ square feet

iii. Hotel/Motel. Identify the number of guest rooms: ________________ guest rooms
iv. Days of operation. ____________________________________________________________

Hours of operation. __________________________________________________________

v. Special Events. Will there be special events not normally associated with a day-to-day operation (e.g.,
fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☐ NO
If YES, describe events and how often they are proposed ____________________________________________________________
________________________________________________________________________________________________________

vi. Occupancy Limit. Total Fire Department occupancy limit: __________________________
a. Number of fixed seats or beds _________________________________
b. Total number of patrons/students ________________________________
c. Number of employees per shift ___________________________, number of shifts ___________________________
d. Size of largest assembly area ____________________________ square feet

v. Security. Describe security provisions for the project __________________________________
________________________________________________________________________________________________________

4. SELECTED INFORMATION

A. Circulation. Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within
1,000 feet of the proposed Project; give the approximate distances (check http://navigatela.ca for this
information). Robertson Blvd., approx. 339' to the west of the subject site is classified as Modified Avenue II
________________________________________________________________________________________________________

B. Green building certification. Will the project be LEED-certified or equivalent? ☐ YES ☐ NO
If YES, check appropriate box:
☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other ___________________________

C. Fire sprinklers. Will the Project include fire sprinklers? ☐ YES ☐ NO
5. **CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST**

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☑ Check this box if you are requesting a Class 32 Exemption, and:

☑ You have read DCP’s Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,

☑ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.
APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER

I, (print name) "Preuss Villalba, LLC; Farshid Pourlavari" (print name)

Signature: __________________________

CONSULTANT/AGENT

Signature: __________________________

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Las Angeles

On 7/16/19 before me, MUTHAH NACHIAPPAN, NOTARY PUBLIC

(Insert Name of Notary Public and Title)

personally appeared FARSHID POURLAVARI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: __________________________

(Seal)
A. THE PROPOSED PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION REGULATIONS.


CURRENTLY, THE SUBJECT PROPERTY IS DEVELOPED WITH 2 SINGLE FAMILY HOUSES. THE PROPOSED PROJECT INVOLVES A SMALL LOT SUBDIVISION TO AUTHORIZE THE SUBDIVISION OF THE EXISTING LOT INTO SIX SMALL LOTS IN CONJUNCTION WITH THE DEMOLITION OF THE EXISTING STRUCTURES ON SITE AND CONSTRUCTION OF SIX SINGLE –FAMILY DWELLINGS WITH TWO PARKING SPACES ON EACH PROPOSED SMALL LOT. THE LOT SIZES WILL RANGE FROM 1306 TO 2154 SQUARE FEET, WHICH EXCEEDS THE MINIMUM LOT SIZE OF 600 SQUARE FEET REQUIRED BY THE SMALL LOT SUBDIVISION ORDINANCE. ADDITIONALLY, THE LOT WIDTHS WILL BE AT LEAST 22.3 FEET WIDE, WHICH EXCEEDS THE MINIMUM LOT WIDTH OF 18 FEET BY THE SMALL LOT SUBDIVISION ORDINANCE. THE LOT COVERAGE OF EACH LOT IS APPROXIMATELY 60 PERCENT WHICH IS BELOW THE MAXIMUM 75% LOT COVERAGE ALLOWED BY THE SMALL LOT SUBDIVISION ORDINANCE. THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE DENSITY REQUIREMENTS OF THE RD1.5 ZONE. THEREFORE, AS CONDITIONED, THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION REGULATIONS.

B. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

B. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE LIMITS OF THE CITY OF LOS ANGELES, WITH A TOTAL LOT AREA OF 0.20 ACRES AND IS SURROUNDED BY A MIXTURE OF MULTI-FAMILY AND SINGLE FAMILY RESIDENTIAL DEVELOPMENTS.
C. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.


D. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

D. APPROVAL OF THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY. ANY IMPACTS WILL MITIGATE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.

E. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

E. THE SITE CAN BE SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES INASMUCH AS THE PROPERTY IS CURRENTLY DEVELOPED WITH SINGLE FAMILY HOUSES AND ALL UTILITIES ARE EXISTING.
NOTICE OF PUBLIC HEARING
SOUTH OF ROBERTSON NEIGHBORHOOD COUNCIL
LUED COMMITTEE MEETING

PROJECT SITE: 1951 – 1953 S. PREUSS ROAD, LOS ANGELES CA 90034

CASE NO.: VTT-82683
            ENV- 2019-5697-EAF
            ADM-2019-5696-SLD

DATE: MARCH 5, 2020

TIME: 7:00PM

PLACE: SIMON WIESENTHAL CENTER
       1399 S. ROXBURY DR.
       LOS ANGELES CA 90035
       (NORTHWEST CORNER OF PICO BLVD)

CONTACT: HARVEY GOODMAN CIVIL ENGINEER
         (310)829-1037

PROPOSED PROJECT:
  DEMOLITION OF EXISTING STRUCTURES
  CONSTRUCTION 4 STORY, 6 LOT SMALL LOT SUBDIVISION WITH OWNERSHIP PARKING
  SPACES PROVIDED ON INDIVIDUAL LOTS

YOU ARE INVITED TO ATTEND THIS MEETING
VESTING TENTATIVE TRACT 82683
FOR SMALL LOT SUBDIVISION PURPOSES

LEGAL: LOT 34 & SLY 4.26' OF LOT 35, TRACT NO. 1250 M.B. 18-46/47

CASE NO.
DATE APRIL 18, 2019
D.M. 1268 169
SCALE 1'=100'
USES FIELD
T.B.
PAGE 632 GRID H-5
C.D. 10 C.T. 2696.02
P.A. 104 WAD

REPRESENTATIVE:
HARVEY GOODMAN, C.E.
854 17TH ST. #5
SANTA MONICA, CA 90403

JEROME BUCKMELTER ASSOC., INC.
23534 AETNA ST.
WOODLAND HILLS, CA 91367
(818) 340-8386