

Background:

The subject lot is an irregularly shaped lot in the hillside area. It borders Bowmont Dr at both its front and rear lot lines (Bowmont Dr. switchbacks to the north of the parcel), it has a frontage of roughly 120' on Bowmont Dr. at the front, and 50' at the rear. The subject property is zoned RE15-1-H-HCR and is zoned for Very Low II Residential land uses. It is located within the Mulholland Specific Plan-Outer Corridor. The subject property is developed with a two-story single-family dwelling, swimming pool, and associated landscaping. The proposed project involves a Project Permit Compliance Review and Design Review for new 419 SF recreation room and two new retaining walls of 9'3" and 4'7" respectively.

Findings:

In accordance with LAMC Section 11.5.7, the proposed project complies with the following requirements:

- 1. That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan;**

Section 6A: Uses

The project proposes the use of land for a single-family dwelling, which is a permitted use. As such, the project complies with Section 6.A of the Specific Plan.

Section 6.B: Environmental Protection Measures

Section 6.B of the Specific Plan refers to Section 5.B, stating that all measures required for the Inner Corridor are to be complied with for properties in the Outer Corridor.

The subject property is not defined as a "prominent ridge" because no ridgeline appears near the property on the Specific Plan Area Map 10 of 12. As such, the project is not subject to Sections 5.B.1.a or 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area.

Furthermore, according to the same map and <http://zimas.lacity.org> the project is further than 100 feet from a watercourse and more than 200 feet from public parkland and therefore is not subject to Section 5.B.2 (which limits grading within 100 feet of a stream bank) or Section 5.B.3 (which limits construction and grading within 200 feet of public parkland).

There are three tree removals associated with the project. Trees #9, 11, and 12 on the tree report will be removed for the retaining walls. Though none of the trees are protected, therefore the request is not subject to Section 5.B.4.

Finally, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 6.B of the Specific Plan.

Section 6.C: Grading

The project requires 208.9 CY to be cut, 6 CY of which will be used for fill, and 202.9 CY will be exported; 0 CY will be imported. In Section 5.C the Plan states that: The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:

- a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.
- b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.
- c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- d. The Department of Building and Safety has determined that grading will minimize erosion.

Per this Section, the applicant would be limited to approximately 8,839.6 CY of grading for the 17,679.2 square-foot lot; as noted above the project requires 208.9 cubic yards of grading. This grading is necessary for the reasonable development of the property for the project, conforms with the Landform Grading Manual, and as conditioned in this determination letter the design of the home will be compatible with the Santa Monica Mountains. As such, the project complies with Section 6.C of the Specific Plan.

Section 6.D: Building Standards

The project's height is limited to 12'6" feet, which complies with the height limit identified in subdivision 6.D for structures visible from Mulholland of 40 feet. However, per Section 3.B of the Specific Plan, where the Los Angeles Municipal Code (LAMC) has a lower height requirement, the LAMC prevails and as such, the project is also subject to the envelope height requirements of the Baseline Hillside Ordinance, which it complies with.

Section 11.I.3: Design Review Criteria

The proposed recreation room is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color and as such complies with Section 11.I.3 of the Plan.

2. **That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Per the enclosed Geographic Referral form from the Specific Plan Planner, the project is exempt from CEQA pursuant to State CEQA Guidelines pursuant to Article 19, Section 1 and Section 3 of the State CEQA Guidelines.