

Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of December 10, 2024

From: Brad McKinney, City Manager

Prepared by: Anne Moore, Senior Planner

Subject: Approve a Request of Vesting Tentative Tract Map 24-01 (VTTM 84436 to Subdivide Two Adjoining Parcels into Five Parcels within the Single-family Agriculture Zone, which are Addressed as 720 N. Oakway Avenue (APN: 8392-020-034) and an Unaddressed Parcel (APN: 8392-015-041).

SUMMARY

On April 2, 2024, the Applicant, Dean Hakkak on behalf of HMZ Holdings LLC, submitted an application to subdivide two (2) adjoining parcels; 720 N. Oakway Avenue (APN: 8392-020-034) and APN: 8392-015-041, into five (5) parcels within the SF-A16000 Zone. The parcels are currently vacant; however, the property located at 720 N. Oakway Avenue was previously developed with one single-family one-story residence, a barn, and a storage shed that were located on the northwest portion of the site.

No residences are being proposed as part of this request. However, the Development Plan Review Board previously approved a request to construct a new 4,050 square-foot, two-story single-family residence with an attached 788 square-foot, three car-garage under DPRB Case No. 21.16 and the removal of eight (8) mature trees under Tree Permit No. 21-45 on August 25, 2022, for proposed Parcel No. 1. A demolition permit and grading permit were issued for proposed Parcel No. 1 in preparation for the construction of the new residence and attached three-car garage.

On November 21, 2024, the Planning Commission adopted Resolution PC-1687 recommending approval of Vesting Tentative Tract Map 24-01 (VTTM 84436) to the City Council.

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council:

- Approve Resolution 2024-90 approving Vesting Tentative Tract Map 24-01 (VTTM 84436) a request to subdivide two (2) adjoining parcels into five (5) parcels located at

720 N. Oakway Avenue (APN: 8392-020-034) and an unaddressed parcel (APN: 8392-015-041) within the Single-Family Agriculture 16000 Zone.

FISCAL IMPACT

There is no fiscal impact for the recommended action. The new private driveway that will be developed to access the new lots will be required to be maintained by the individual property owners through the recordation of a maintenance agreement and not the City. The maintenance agreement is to guarantee maintenance of the private driveway and drainage improvements in perpetuity. Additionally, there is no residential development being proposed as part of this request; however, when the single-family residences are developed on the proposed parcels, additional property tax revenue would be created for the City.

BACKGROUND

On April 2, 2024, the Applicant, Dean Hakkak on behalf of HMZ Holdings LLC, submitted an application to subdivide two adjoining parcels into five (5) parcels, ranging from 18,900 sq. ft. to 33,075 sq. ft. in lot size within the SF-A16000 Zone. The first parcel to be subdivided is located at 720 N. Oakway Avenue, and the second parcel is unaddressed (APN8392-015-041). The subject site is currently 2.65 acres in size and is located east of Oakway Avenue and north of Gladstone Street (see Figure 1). The site is currently accessed by a paved road from Ghent Street.

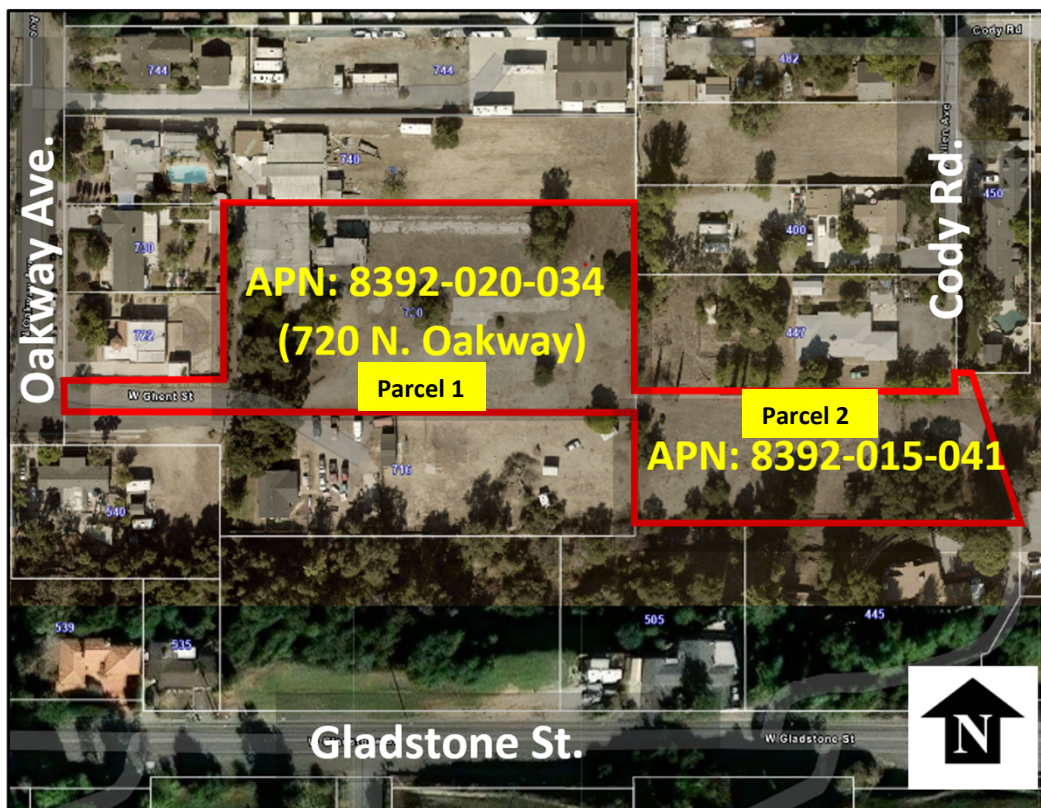


Figure 1 - Vicinity Map

The two parcels are currently vacant; however, the property located at 720 N. Oakway Avenue was previously developed with one single-family one-story residence, a barn, and a storage shed

that were located on the northwest portion of the site. On August 25, 2022, the Development Plan Review Board (DPRB) approved the request to construct a new single-family residence under DPRB Case No. 21-16 and the removal of eight (8) mature trees under Tree Permit No. 21-45. A demolition and grading permit have been issued but construction has not commenced.

The subdivision request was considered by the Planning Commission at their November 21, 2024, meeting. During the discussion, the Commission inquired how the private driveway will be maintained, and what recourse does the City have if it's not maintained. Staff informed the Commission that the applicant will be required to record a Maintenance Agreement to guarantee maintenance of the driveway and drainage improvements as a condition of approval. Staff also recommended that the condition be modified to add that failure to maintain the driveway may lead to Code Compliance action. In addition, during the public hearing, concerns were raised by a neighbor related to existing traffic safety hazards at the intersection of Ghent Street and Oakway Avenue (**See Attachment 4**). The concerns were due to the existing private driveway for the subject property and the southern property (716 N. Oakway Avenue), which is a shared private driveway but appears and functions more like a public street. As a result, vehicles exiting the subject site and the southern property are often speeding or not yielding as they go westbound on Ghent or northbound on Amelia. The neighbor stated that these concerns have been brought up to the Traffic Safety Committee, but no solution has been proposed. Staff discussed this with the Public Works Department and were informed that solutions are currently being explored by the Public Works Staff. In addition, the neighbor raised concerns with no traffic study being completed for the subdivision that would allow for the future development of the five (5) homes. Staff informed the resident and the Commission that per the City's Traffic Study Guidelines, which are consistent with State law, the development of up to 11 single family homes is presumed to have a less than significant impact, and therefore, no traffic study is required. Lastly, the neighbor raised concerns regarding the existing fire hydrant on Oakway Avenue and questioned whether or not the existing fire hydrant would be able to sufficiently serve the new lots. Staff stated that the Los Angeles County Fire Department (LACFD) has provided the applicant their own set of conditions of approval for the VTTM, which includes the installation of a new private on-site fire hydrant that will be located within the southeast corner of Lot 3. Staff has incorporated the final map requirements provided by the LACFD (**See Attachment 1**). After further discussion, the Commission voted 5-0 to recommend approval to the City Council of VTTM 24-01.

DISCUSSION/ANALYSIS

The proposed Vesting Tentative Tract Map (VTTM) would create five (5) parcels from two existing adjoining parcels (see Figure 1). The parcels are currently zoned Single-Family Agriculture 16,000 (SF-A16000) and the site is surrounded by developed single-family residences that are also zoned SF-A16000. The Applicant has submitted a VTTM, which locks in place the development standards and regulations that were in place when the application was deemed complete. As proposed, all of the lots meet the SF-A16000 development standards.

Vehicular access to the parcels is proposed via a new private driveway that is accessed from Ghent Street located to the west of the site. The new private driveway will have a minimum width of 20 feet and a new intermediate turnaround will be provided at the southeast corner of Lot 3 (**See Attachment 2**) as required by the Los Angeles County Fire Department (LACFD) for dead-end roads in excess of 150 feet. There will not be any vehicular access provided from Cody Road located to the east of Lot 5. Vehicular access is solely from the private driveway off of Ghent Street. The Applicant will also be required to dedicate utility access rights to Gladstone Street from Lot 5. Additionally, the Applicant will be required to install full pavement improvements to provide access to the City's manhole(s) located at the eastern end of the private driveway. In

addition, all new utilities and utility drops are required to be installed underground per Condition No. 16 (**See Attachment 1**). The location of the new utility drops will be determined by the utility company. All proposed lots will also be provided public sewer connection via a sewer lateral on each lot.

As previously stated, the proposed lots will meet the minimum lot size of 16,000 square feet as required within the SF-A16000 Zone (see Table 1). The minimum lot size is calculated based on the net usable area, which would exclude the square footage of the private driveway. Table 1 shows the proposed gross and net lot size, the required lot width based on the net lot size, and the provided lot width. The proposed net lot sizes range from 16,100 square feet to 28,225 square feet with an average net lot size of 19,297 square feet. Per the development standards for the SF-A16000 zone, lots of 15,000 to 20,000 square feet must have a minimum width of 100 feet and lots of 20,001 to 39,999 square feet must have a minimum width of 150 feet. Lots 1, 2, 4, and 5 meet the required 100-foot minimum width, while Lot 3 meets the required 150-foot minimum width (**See Attachment 2**).

Table 1				
Lot Number	Gross Lot Size (sq. ft.)	Net Lot Size (sq. ft.)	Required Lot Width per Net Lot Size	Provided Lot Width
Lot 1	23,250	16,500	100'-0"	100'-0"
Lot 2	18,900	16,500	100'-0"	100'-0"
Lot 3	33,075	28,225	150'-0"	175'-0"
Lot 4	19,481	16,100	100'-0"	161'-0"
Lot 5	20,800	19,162	100'-0"	131'-0" to 189'-2 ^{1/2} "

Per the standards of the SF-A zone, the keeping of two (2) horses and other animals is an allowed use on lots that meet a minimum size of 16,000 square feet, and an additional horse for each additional 7,500 square feet, up to five (5) horses, allowed by right. The keeping of horses, however, is subject to minimum distance requirements. These minimum distance requirements include a minimum 35-foot separation from horse enclosures/corrals and residential structures on the same parcel, and an 80-foot separation from any horse facilities and residential structures on adjacent parcels. In addition, the SF-A zone also requires that animals such as chickens, calves and goats be housed at a distance not less than 35 feet from any residence. Staff has worked with the applicant to locate the buildable pads for potential residences on the areas of each parcel in order to reduce any conflict with the minimum distance requirements for horse keeping on any of the adjacent lots that may already have equestrian use on their property. At this time, new single-family residences are not being proposed as part of this request; however, when the residences are proposed, they will require review and approval from the Development Plan Review Board at that time, and staff will work with the applicant to avoid any horse keeping conflicts with adjoining properties.

The two existing parcels have historically been uninhabited and unmaintained for an unknown time (**See Attachment 3**). There are a number of mature and non-mature trees located throughout the site that are not being proposed for removal at this time with the exception of the eight (8) mature trees that were approved for removal by the DPRB under Tree Permit 21-45. Any additional tree removals will be considered and reviewed when a development application is submitted for Parcel No's 2 to 5 along with the required tree removal permit application and associated fees.

Currently, a chain link fence borders the site on the east and south (**See Attachment 3**). A new six-foot high decorative block wall (tan split face with finished cap) will be required to be installed all along the property lines of each of the five lots with the exception of the west property line on Lot 1, and the north property line on lots 4 and 5, which will have a new six-foot high tan vinyl fencing due to existing utility obstructions. The perimeter walls for Lot 1 will be installed in conjunction with the development of the new single-family residence under DPRB Case No. 21-16. However, the perimeter walls for the remaining Lots 2 through 5 will be constructed in the future as each of the lots are developed.

ALTERNATIVES

There are currently no alternatives proposed for this request; however, the City Council may recommend changes to or may recommend denial of VTTM 84436 if the Council finds that the findings for approval cannot be made.

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt under CEQA guidelines, Title 14, Article 19 Categorical Exemptions, Section 15332. In-Fill Development Projects, Class 32.

Respectfully submitted,



Anne Moore
Senior Planner

Attachments:

1. Resolution 2024-90
2. Vesting Tentative Tract Map 84436
3. Photos of Subject Site
4. November 21, 2024, Planning Commission Staff Report, PC Resolution No. 1687 & Draft Minutes