November 23, 2015

Oscar Ensafi (R)
6321 Van Nuys Blvd
Van Nuys, CA 91402

RE: AA-2003-7293-PMLA
Related Case: ZA-2006-6683-ZV
Address: 7324 N. Woodley Ave,
Community Plan: Van Nuys - North Sherman Oaks
Council District.: 6
CEQA: ENV-2006-6685-MND
Zone : [Q]RD2-1
Legal: Fraction of Lot 10 (Arb 1) Tract 10479

EXTENSION OF TIME

On May 26, 2004 the Deputy Advisory Agency approved Parcel Map AA-2003-7293-PMLA
For a four-unit condominium on the site, with three condominiums located on RD2 portion of the
property and one detached condo on the R1 portion of the property. In accordance with the
provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section
17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby
grants a second time extension of 4 years, from the expiration date of the first time extension
(5/26/2012); for the recording of the final map for AA-2003-7293-PMLA at 7324 N. Woodley
Avenue in the Van Nuys - North Sherman Oaks Community Plan.

Pursuant to LAMC Section 17.07 A.1 & 17.56 A.1 (Chapter 1) all maps are granted an additional
6 years by application.

Pursuant to AB 208, all maps are automatically granted an additional 2 years as long as those
maps were still valid on July 15, 2011 and will expire on or before January 1, 2014.

Pursuant to AB 116, all maps are automatically granted an additional 2 years as long as those
maps were still valid on January 1, 2000 and will expire on or before July 11, 2013.

Therefore, the new expiration date for the subject map is May 25, 2016 and no further extension
of time to record a final map can be granted.

MICHAEL J. LOGRANDE
Director of Planning

DAVID WEINTRAUB
Associate Zoning Administrator
MIL:DW:SW:ml
cc: Councilman Nury Martinez
Sixth Council District

NOTE: IF THERE IS A RELATED CASE WITH
YOUR TRACT/PARCEL, THIS EXTENSION WILL
NOT EXTEND THE RELATED CASE APPROVAL.
DECISION DATE: June 20, 2007

Woodley Trust 7324 (O)
4470 Sunset Boulevard #482
Los Angeles, CA 90027

Barbara Darwish (R)
P.O. Box 922513
Sylmar, CA 91392

Case No. AA-2003-7293-PMLA
EXTENSION OF TIME
Related Case: ZA-2006-6685-ZV
Address: 7324 Woodley Avenue
Van Nuys-N. Sherman Oaks Planning Area
Zone : R1-1 & [Q]RD2-1
D. M. : 186 B 141
C. D. : 6
CEQA : ENV-2003-7294-CE
Legal Description: Lot 10, Arb 1, TR 10479

On May 26, 2004, the Advisory Agency conditionally approved this Parcel Map. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.56 A of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 5-year extension, totaling 8 years, from the decision date for the recording of the final map of Parcel Map No. AA-2003-7293-PMLA located at 7324 Woodley Avenue in the Van Nuys-North Sherman Oaks Planning Area.

Therefore, the new expiration date for the subject Parcel Map is May 26, 2012 and no further extension of time to record a final map can be granted.

Categorical Exemption No. ENV-2003-7294-CE has been filed with the County Clerk for this preliminary parcel map and was certified by the Advisory Agency as required by the provisions of the California Environmental Quality Act of 1970.

Michael S. Y. Young
Deputy Advisory Agency

NOTE: IF THERE IS A (T) OR (Q) ZONE ASSOCIATED WITH YOUR PARCEL MAP, THE PARCEL MAP EXTENSION WILL NOT EXTEND THE ZONE CHANGE APPROVAL. AN EXTENSION OF THE ZONE CHANGE OR THE (T) OR (Q) ARE SEPARATE REQUESTS FROM THE PLANNING COMMISSION.
Decision Date: **May 26, 2004**

Appeal Period Ends: **June 10, 2004**

Woodley Trust 7324 (O)  
4470 Sunset Boulevard #482  
Los Angeles CA 90027

Barabara Darwish (R)  
P.O. Box 922513  
Sylmar CA 91392

Case No. AA-2003-7293-PMLA  
7324 Woodley Avenue  
Van Nuys-North Sherman Oaks Planning Area

Zone : R1-1 and [Q] RD2-1  
D. M. : 186 B 141  
C. D. : 6  
CEQA : ENV 2003-7294-CE  
Fish and Game: Exempt

Legal Description: Lot 10, ARB 1, TR 10479

On May 20, 2004 in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2003-7293-PMLA composed of one lot, for a maximum new four-unit condominium. This unit density is based on the dual zones R1-1 and [Q]RD2-1, and subject to the following conditions. The Subdivider is advised the Municipal Code may not permit this density and the approved density for the site should be verified with the Department of Building and Safety.

**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 will 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

Bureau of Engineering approvals are conducted at 201 N. Figueroa Street, Suite 200.

1. That a 2-foot wide strip of land be dedicated along Woodley Avenue adjoining the subdivision to complete a 52-foot wide half street dedication in accordance with Major Highway-Class II Standards, including a 20-foot radius property line return at the intersection with Leadwell Street satisfactory to the City Engineer.

2. That a Covenant and Agreement be recorded agreeing that the subdivision be restricted against vehicular access from Woodley Avenue into the subdivision.

3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed (Valley Engineering District):
   a. Improve Leadwell Street adjoining the subdivision by constructing an integral concrete curb and gutter, and a 5-foot concrete sidewalk adjacent to the property line in a 12-foot parkway area.
   b. Improve Woodley Avenue being dedicated and adjoining the subdivision by constructing additional concrete sidewalk within the dedicated area to provide a 12-foot sidewalk together with closing any unused driveway with reconstruction of curb, gutter and sidewalk.
   c. Construct concrete curb ramp at the southeasterly corner of the intersection of Woodley Avenue and Leadwell Street as required by the provisions of "Americans with Disabilities Act".
   d. Construct the necessary additional sewer house connection to serve the subdivision.

4. That any required street tree removal, replacement, new street tree planting, and tree well installation together with tree well covers along the property in Woodley Avenue and Leadwell Street be completed satisfactory to the City Engineer and the Street Tree Division of the Bureau of Street Services.

Department of Building and Safety-Zoning Division

Building and Safety approvals are conducted by appointment only-contact Suzanne Kusik at (213)482-6880.

5. That a clearance be obtained from the Department of Building and Safety, Zoning Engineer regarding the items on a December 22, 2003 report to the Advisory Agency showing that no violations of the Building or Zoning Codes are created.
6. Provide the complete metes & bounds legal description of the property to be subdivided.

7. Provide a stamp and wet signature by either the civil engineer or the surveyor on the final parcel map.

8. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

9. Clearly indicate on the parcel map exactly where the zone boundary occurs. Clearly show the location of the proposed 4 unit condo on the zone map. Specify the lot area for each zoned portion of the parcel on the map.

10. Provide a copy of the [Q] conditions for this property.

11. The submitted map may not comply with the area requirements for the zone. Revision to the map to show compliance with the following area regulations: minimum lot width & minimum lot area may be required. (Dependent on the location of the new condominiums, the [Q] conditions for the RD2 portion of the lot and the total area of each zoned portion of the lot).

12. Note on the plans the number of lots being created for this parcel map.

13. The proposed parcels may not comply with the minimum lot width and area requirements of the R1 & [Q]RD2 zones. A zone change or variance may be required to be completed prior to, or concurrently with the recording of the final map.

Department of Transportation
Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

14. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.

15. Vehicular access to the site shall be limited to Leadwell Street only

16. 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.
Fire Department
Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.

17. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action.

18. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

19. Access for Fire Department apparatus and personnel to and into all structures shall be required.

20. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

Bureau of Street Lighting
Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.

21. Street lighting facilities to serve the subject property be installed as follows, as required by the Bureau of Street Lighting:
   One (1) along Woodley Avenue, and
   One (1) along Leadwell Street.

22. The property within the boundary of the development will be formed or annexed into a Street Lighting Maintenance Assessment District prior to final recordation for this project or issuance of the certificate of occupancy.

Department of Recreation and Parks
Park fees are paid at 200 North Spring Street, Rm 763 and City Hall East, Rm 709.

23. The applicant submit a request for calculation of recreation and park fees for four units to the Advisory Agency, to be paid to or be guaranteed to be paid in a manner satisfactory to the Department of Recreation and Parks, as provided by Section 17.12-A of the Los Angeles Municipal Code, within one year after City Council approves the final map.

Department of City Planning-Site Specific Conditions
Approvals conducted at 200 North Spring Street, Room 763, unless otherwise indicated.
For an appointment with the Advisory Agency or a City Planner submit an email request at DOLappt@planning.lacity.org.

24. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. **Use.** Limit the proposed development to a maximum of four units on one lot. If two detached units on the R1 portion of the lot are proposed, then an area and use variance shall be required.

b. **Parking.** That a minimum of 2 parking spaces per dwelling unit will be provided together with one half guest parking spaces, which are easily accessible and specifically reserved for guest parking, for a minimum of 10 parking spaces. All exterior parking area lighting will be shielded and directed onto the site.

**Guest Parking.** If the guest parking space is gated, a voice response system will be installed at the gate. Directions to guest parking spaces will be clearly posted. Tandem parking spaces will not be used for guest parking.

c. **Height.** Limit the proposed development to a maximum of 35 feet-in-height except for roof structures.

d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with Chapter V of the Van Nuys-North Sherman Oaks Community Plan.

e. **Landscape Plan.** Prior to the recordation of the final parcel map, a landscape plan indicating all trees to be removed and/or replaced be prepared by a licensed landscaped architect, and shall be submitted to Council District 6 for approval before being submitted to the Advisory Agency for approval, in accordance with Form CP-6730.

25. A covenant and agreement will be recorded satisfactory to the Advisory Agency stating as follows:

a. During construction, exposed earth surfaces will be sprayed with water at least twice a day by the contractor to minimize dust generation.

b. The owner or contractor will keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
c. Hauling and grading equipment will be kept in good operating condition and muffled as required by law.

d. All loads will be secured by trimming, watering or other appropriate means to prevent spillage and dust.

e. One flag person will be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs will be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".

f. All clearing, grading, earth moving, or excavation activities will be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

g. All materials transported off-site will be either sufficiently watered or securely covered to prevent excessive amount of dust.

h. General contractors will maintain and operate construction equipment so as to minimize exhaust emissions.

i. The project will comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

j. Construction will be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

k. Construction activities will be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

l. The project contractor will use power construction equipment with state-of-the-art noise shielding and muffling devices.

m. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**FINDINGS OF FACT (CEQA):**

The Environmental Review Section of the Planning Department determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article VII, Section 1, Class 15. Staff issued Categorical Exemption No. ENV 2003-7294-CE on October 6, 2003.
In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a hazardous flood area.

**FINDINGS OF FACT (SUBDIVISION MAP ACT):**

In connection with the approval of Parcel Map No. AA-2003-7293-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

**THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.**

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

**PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Van Nuys-North Sherman Oaks Community Plan designates the subject property for Low and Low Medium II Residential density with corresponding zones of RE9, RS, R1, RD2, and RD1.5. The 0.34 acre property is zoned R1-1 and [Q]Rd2-1. The adopted Plan zone allows for the proposed subdivision.

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

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

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment.

**THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:**
THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 847-2775.

The above action will become effective upon the mailing of this letter, unless an appeal to the Appeal Board has been submitted within 15 calendar days of the mailing of said letter. Such appeal must be submitted and receipted in person on Form CP-7769 before 5:00 p.m. June 10, 2004. Forms are available on-line at www.lacity.org/pln.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. May 26, 2007.

No requests for time extensions or appeals received by mail will be accepted.

Con Howe
Advisory Agency

EMILY GABEL-LUDDY
Deputy Advisory Agency

CH:EGL:LH

cc: Bureau of Engineering - 4
    Department of Building & Safety, Zoning & 2 Maps
    Valley
    Department of Building & Safety, Grading
    Planning Office & 1 Map
    Department of Fire
    D.M. 186 B 670
    Department of Recreation & Parks & 1 Map
    Bureau of Street Lighting
    Department of Transportation, CPC Section
    Street Tree Division & 1 Map
    Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)
Date: April 2, 2004

To: Mr. Con Howe, Director
Department of City Planning
City Hall, Suite 763
Attention: Deputy Advisory Agency

From: Edmond Yew, Manager
Land Development Group
201 N. Figueroa Street, Suite 200
Bureau of Engineering

Subject: Preliminary Parcel Map L.A. No. AA-2003-7293-PMLA - Transmittal of Map

Transmitted is a print of Preliminary Parcel Map L.A. No. AA-2003-7293-PMLA lying on the southeasterly corner of the intersection of Woodley Avenue (Major Highway-Class II) and Leadwell Street (Local Street) in Council District No. 6.

This map has been filed for a 4-unit new condominium subdivision over a parcel of land in the existing [Q]RD2-1 zone. The subdivision layout is generally satisfactory as submitted, except for the additional street dedication on Woodley Avenue.

There is an existing 8-inch sanitary sewer available in Woodley Avenue adjacent to the subdivision serving the subject property with a house connection lateral extended to the existing property line.

I recommend that Preliminary Parcel Map L.A. No. AA-2003-7293-PMLA be approved, subject to the following conditions:

1. That a 2-foot wide strip of land be dedicated along Woodley Avenue adjoining the subdivision to complete a 52-foot wide half street dedication in accordance with Major Highway-Class II Standards, including a 20-foot radius property line return at the intersection with Leadwell Street satisfactory to the City Engineer.

2. That a Covenant and Agreement be recorded agreeing that the subdivision be restricted against vehicular access from Woodley Avenue into the subdivision.

3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed (Valley Engineering District):
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c. Construct concrete curb ramp at the southeasterly corner of the intersection of Woodley Avenue and Leadwell Street as required by the provisions of "Americans with Disabilities Act".

d. Construct the necessary additional sewer house connection to serve the subdivision.

4. That any required street tree removal, replacement, new street tree planting, and tree well installation together with tree well covers along the property in Woodley Avenue and Leadwell Street be completed satisfactory to the City Engineer and the Street Tree Division of the Bureau of Street Services.

Any questions regarding this report should be directed to Mr. Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-7097.

EY/GRS/qt
H:Ldg2\gtWP294

Enc.

cc: Valley Engineering District Office

Barbara Darvish
c/o Nick Kazemi
Fax: (818) 999-9875
PRELIMINARY PARCEL MAP LA. NO. 2003-7293

FOR SUBDIVISION PURPOSES
BEING A SUBDIVISION OF LOT 10 OF TRACT NO. 10479
AS PER MAP RECORDED IN BOOK 183 PAGES 12 AND 13 OF MAPS,
IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY

SITE ADDRESS : 7324 N. WOODLEY AVE

SCALE : 1" = 20'
REVISED DATE : 1 - 28 - 09

INDICATES THE BORDER OF
THE LAND BEING SUBDIVIDED

OWNER / SUBDIVIDER
DAVID DARVISH
P.O. BOX 922513
SYLMAR, CA. 91392
(818) 623 - 3611

CONTACT PERSON
APPROVED PLANS INC.
OSCAR ENSAFI
6321 VAN NUYS BLVD.
VAN NUYS, CA. 91401
(818) 988-3242

GENERAL NOTE :
- SITE IS LEVEL AND VACANT.
- THERE IS NO EASEMENT ON THE SUBJECT
  PROPERTY EXCEPT AS SHOWN.
- THERE IS NO HAZARD OR HAZARDOUS
  MATERIAL ON THE PROPERTY.
- NO OAK TREES ON PROPERTY.
- SURFACE & CONTRIBUTORY DRAIN
  TO BE CONVEYED TO THE STREET.
- SEWER DISPOSAL BY UNDERGROUND
  SEWER SYSTEM.

PROPOSED PROJECT:
SUBDIVISION OF ONE LOT TO THREE PARCELS, PARCEL "A" FOR
TWO DETACHED CONDOMINIUM AND SINGLE FAMILY DWELLING
ON PARCEL "B" AND PARCEL "C".

ZONING :
[R] RD2-1 , R1-1

AREA :
TOTAL GROSS AREA : 14,378.70 SQ - FT (0.33 ACRE)
TOTAL NET AREA : 14,238.42 SQ - FT (0.33 ACRE)
PARCEL "A" : 7,224.42 SQ - FT (2 DETACHED CONDOS)
PARCEL "B" : 3,507.00 SQ - FT (SINGLE FAMILY DWELLING)
PARCEL "C" : 3,507.00 SQ - FT (SINGLE FAMILY DWELLING)