

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
www.planning.lacity.org

August 19, 2014

Wahba F. Wahba (A)
10041 Sylvia Avenue
Studio City, CA 91604

RE: AA-2004-3039-PMLA
22677 W. Crespi Avenue
Community Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills
Zone: R1-1
D.M.171B097
C.D. : 3
CEQA : ENV-2002-3040-MND & REC
Legal: Tract – PM 1269, Lot 1

EXTENSION OF TIME

On November 24, 2004, the Deputy Advisory Agency conditionally approved AA-2004-3039-PMLA for a maximum of four (4) single parcels subdivision for single family development. 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 granted a time extension on November 21, 2007 for five years until November 24, 2012, and hereby grants an additional 4 year extension from the decision date for the recording of the final map for AA-2004-3039-PMLA at 22677 W. Crespi Ave in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan.

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

Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and has not expired on or before July 11, 2013.

Therefore, the new expiration date for the subject map is **November 24, 2016** and no further extension of time to record a final map can be granted.

MICHAEL J. LOGRANDE
Director of Planning

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

DAVID WEINTRAUB
Deputy Advisory Agency
MJL:DW:HLA:amv
cc: Councilman Bob Blumenfield
Third Council District

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

file

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11/21/2007

Wahba F. Wahga (O)
10041 Sylvia Avenue
Northridge, CA 91324

Rand Freeman (R)
10813 Santa Susana
Chatsworth, CA 91311

Case No. AA-2004-3039-PMLA
Council District No. 3

EXTENSION OF TIME

On November 24, 2004, the Advisory Agency conditionally approved this Preliminary Parcel Map No. 2004-3039 located at 22677 West Crespi Avenue for a maximum four parcel single-family development, as shown on the map with an expiration date of **November 24, 2007**.

Per Section 17.56-A and Ordinance No. 172,839 of the Los Angeles Municipal Code, the Deputy Advisory Agency approves a 5 year extension with an expiration date **November 24, 2012**, and no further extension of time to record a final map can be granted.

Sincerely,

S. Gail Goldberg, AICP
Advisory Agency

For

MICHAEL S.Y. YOUNG
The Deputy Advisory Agency

MSYY:NR:SM

DEPARTMENT OF
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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

REVISED
MAP

File

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FILING NOTIFICATION AND DISTRIBUTION

AA 2004-3039 - PMLA

AUG 09 2006

Parcel Map LA No. _____
Property Address _____
CPC No. _____

(Date)

- COUNCIL DISTRICT NO. 3
- Bureau of Engineering, 2nd Floor
201 North Figueroa Street
(8) 21 days: hillside - 35 days
- Dept. of Building and Safety - Grading
3rd Floor, 201 North Figueroa Street
(2) 21 days: Hillside - 35 days
- Dept. of Building & Safety - Zoning, 4th Floor, 201 North Figueroa Street
(1) 10 days
- Dept. of City Planning - GIS, 3rd Floor, 201 North Figueroa Street
- Dept. of Water and Power - Power Section, Room 804, 111 North Hope Street
(3) 10 days
- Dept. of Water and Power - Water System, Room 1432, 111 North Hope Street
(1) 10 days (Private Street Only)
- Department of Transportation, CWPC Section, Room 600, 221 North Figueroa Street
(3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit, 15th Floor, 221 North Figueroa Street
(1) 7 days
- Bureau of Street Lighting - Eighth Floor, 600 South Spring Street
(1) 10 days
- Department of Telecommunications - Room 300, City Hall East
(1) 10 days
- Street Tree Design - 600 South Spring Street, 10th Floor
(1) 10 days
- Department of Recreation and Parks - Room 820, 205 North Broadway
(1) 10 days
- Community Planning Bureau, Room 667, 6th Floor, 200 North Spring Street
(1) 10 days
- Branch Office Valley
- County Health Department
(1) 10 days

Hillside () yes () no
() Concurrent Zone Change
() MODIFICATION REQUEST
Thomas Guide: _____
D.M. 171 B097
Plan Area: Canoga Park -

*Winnetka -
Woodland Hills
West Hills*

Pursuant to Sections 17.50 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted above so that your recommendations may be included in the final determination.

Gail Goldberg
Director of Planning

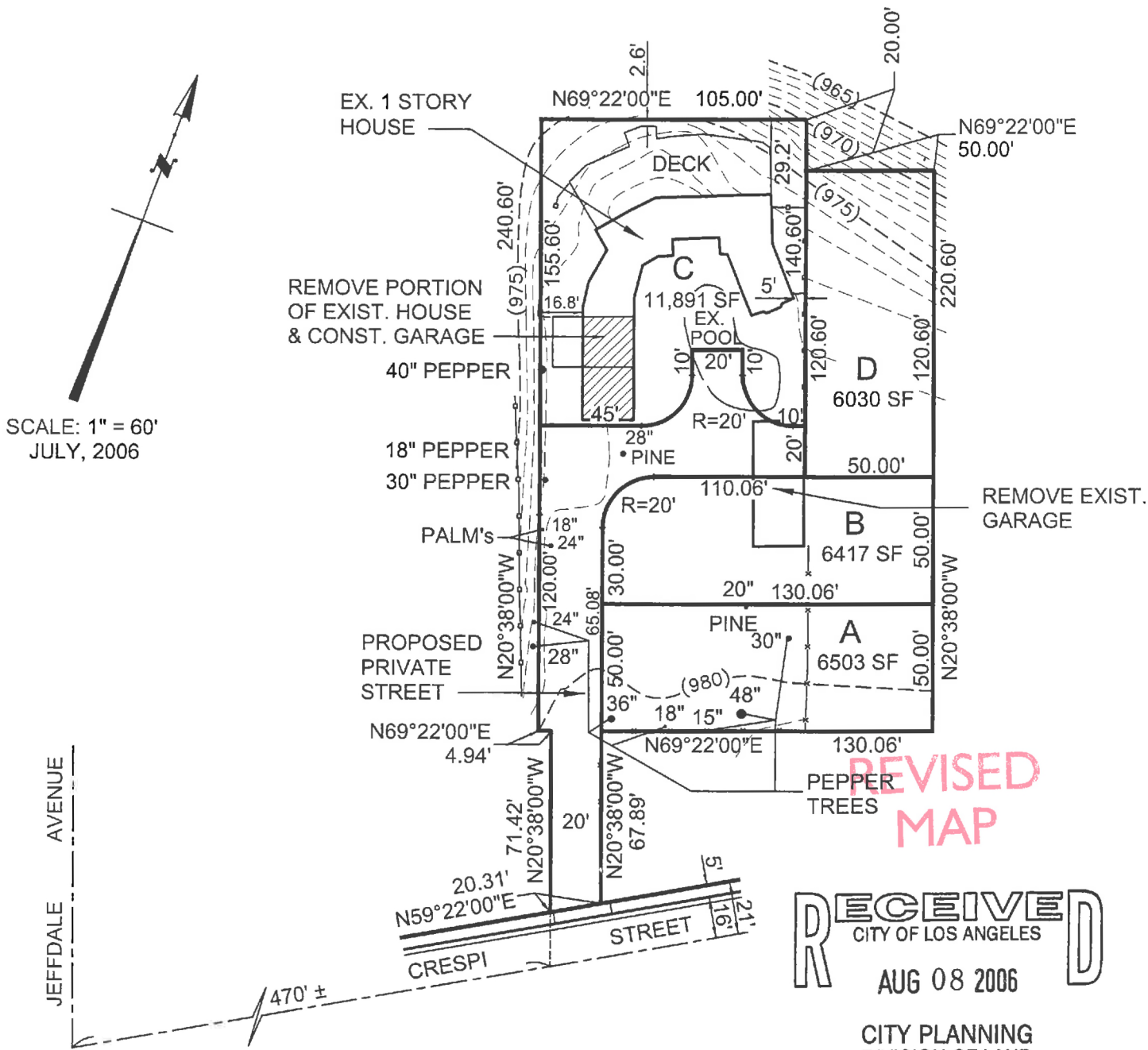
LYNN HARPER
City Planner

Enclosure - Map
CP-1805 (11/03)

REVISED

PRELIMINARY PARCEL MAP NO. 2004-3039

EXISTING LEGAL DESCRIPTION: PARCEL A OF PARCEL MAP L.A. NO. 1269, P.M.B. 19-23 AND A PORTION OF LOT 1219, TRACT NO. 6170, M.B. 70-50-53.



RECEIVED
CITY OF LOS ANGELES
AUG 08 2006

CITY PLANNING
DIVISION OF LAND

EXISTING & PROPOSED ZONING: R1-1

SITE ADDRESS: 22677 W. CRESPI STREET

NOTE: THERE ARE NO EXISTING OAK TREES
ON THIS SITE

PREPARED BY:
GILBERT ENGINEERING CO., INC.
2028 E. ROUTE 66, SUITE 203
GLEN DORA, CA 91740
(626) 852-1600

Ray OK
(213) 977-7097

OWNER & SUBDIVIDER:
WAHBA F. WAHBA
10041 SYLVIA AVENUE
NORTHRIDGE, CA 91324
(818) 709-7590

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March 10, 2005

Wahba F. Wahga (O)
10041 Sylvia Avenue
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Rand Freeman (R)
10813 Santa Susana
Chatsworth, CA 91311

CASE NO. AA-2004-3039-PMLA
LETTER OF CORRECTION
22677 W. Crespi Avenue
Canoga Park-Winnetka-Woodland Hills
Zone : R1-1
D.M. : 171B097
C.D. : 3
CEQA: ENV-2002-7587-MND
Fish and Game: Exempt
Legal Description: Lot A, PM 1269

On November 24, 2004, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Preliminary Parcel Map LA No. AA-2004-3039-PMLA, located at 22677 Crespi Avenue

It has been discovered by the City Engineer that Condition No(s). 3 needs to be modified. Therefore, Condition No(s). 3 should be changed to read as follows:

Modify Condition No. 3 to read:

That a 20-foot wide private street easement up to approximately southerly property line projection of Parcel "A" and a 24-foot wide private street easements for the remaining private street be provided to serve the parcels, including a turning area at the street terminus all satisfactory to the City Engineer.

All other conditions remain unchanged.

The subdivider is hereby advised that the above action does not extend the time for recording the final tract map which must be recorded by November 24, 2007, unless an extension of time has been granted prior to the expiration of said time limit.

Con Howe
Advisory Agency


EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:LH:SP

If you have any questions, please call Susan Palmas, Parcel Map staff at (213) 978-1333.

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Decision Date: **November 24, 2004**

Appeal Period Ends: **December 9, 2004**

Wahba F. Wahga (O)
10041 Sylvia Avenue
Northridge, CA 91324

Rand Freeman (R)
10813 Santa Susana
Chatsworth, CA 91311

Case No. AA-2004-3039-PMLA
22677 West Crespi Avenue
Canoga Park-Winnetka-Woodland Hills-
West Hills Planning Area

Zone : R1-1

D. M. : 171 B 097

C. D. : 3

CEQA : ENV-2002-7587-MND and
ENV-2004-3040-REC

Fish and Game: Exempt

Legal Description: Lot A, PM 1269

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2004-3039-PMLA for a maximum new four-parcel single-family development, 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 sidewalk/public utilities easement be dedicated along the subdivision on Crespi Street to comply with requirements of the "Americans with Disabilities Act" for sidewalk and private street intersection. Additional off-site sidewalk easement is required.
 2. That a complete soil and geology report be submitted to the Geotechnical Engineering Group of the Bureau of Engineering for review and approval satisfactory to the City Engineer.
 3. That a 24-foot wide private street easement per Bureau of Engineering Standard Plan S-470-0 be provided to serve the parcels, including a turning area at the street terminus.
 4. That a sanitary sewer easement be dedicated full-width of the proposed private street.
 5. That the private street easement be included as part of the adjoining lots to the satisfaction of the City Engineer.
 6. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street areas upon the sale of the respective lots and they will maintain the private street, keep the private street free and clear of obstructions and in a safe condition for vehicular use at all times.
 7. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
 8. That prior to recordation of the final map, a proposed name for the private street be approved by the City Engineer.
 9. That the following improvements be either constructed prior to recordation of the map or that the construction be suitably guaranteed:
 - a. Improve the private street being provided by:
 - (1) Constructing a suitable surfacing to provide a 20-foot roadway, including either a 2-foot wide longitudinal concrete gutter or integral concrete curb and gutter on each side of the street together with a
-

turnaround area at the street terminus, together with constructing private street intersection.

- (2) Removing and reconstructing the existing improvements as necessary.
 - (3) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
- b. Construct the necessary sewer mainline and sewer house connections to serve Parcels "A", "B" and "D".

Department of Building and Safety-Grading Division

Grading Division approvals are conducted at 201 N. Figueroa Street, 3rd Floor, Counter 24.

10. That prior to issuance of a grading or building permit or prior to recordation of the final map, the subdivider shall comply with any requirements of the Department of Building and Safety, Grading Division.

Department of Building and Safety-Zoning Division

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

11. That a clearance be obtained from the Department of Building and Safety, Zoning Engineer regarding the items on a July 27, 2004 report to the Advisory Agency showing that no violations of the Building or Zoning Codes are created.
12. Obtain permits for the demolition or removal of existing garage & portion of existing house. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
13. Parking is required for the existing structure on parcel "C". Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.
14. Provide a copy of affidavit AFF-61970.
15. Show compliance with all the conditions/requirements of the above affidavit.
16. Termination of above affidavit may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

17. The submitted map dimensions do not agree with ZIMAS. Submit a copy of the letter of approval or determination from the Advisory Agency for AA 2004-2203-PMEX.
18. A private street must be approved and recorded for the lots to have legal frontage. Provide the legal description of the proposed private street.
19. Indicate the height of the building on parcel "C" from the lowest grade within five ft. of the exterior of the building to the highest point of the roof. Required side yard is five ft. for buildings up to 18 ft. in height and shall be increased one ft. for each increment of ten ft. or fraction thereof above the first 18 ft. of height of the building.
20. Parcel "D" does not comply with the minimum lot width (50 ft.) requirement of the R1-1 zone. Revise the map to show compliance with the lot width requirement or a zone change prior to the recording of the final map.
21. Note that the proposed subdivision is located within a Landslide area and a Liquefaction area

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.

22. Vehicular access to the site shall be limited to Crespi Street only.
23. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
24. A minimum of 20-foot setback between the garage and the property line to provide on-site guest parking space for all lots with less than 50 feet of street frontage.
25. 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.

26. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required.

27. Sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code Section 57.09.07.
 28. 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.
 29. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 30. No proposed development utilizing cluster, group or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road or designated fire lane.
 31. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 32. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 33. Plans showing areas to be posed and/or painted "FIRE LANE NO> PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 34. 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.
 35. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01 Mitigating measures shall be considered. These measures shall include, but not be limited to the following
 - a. Boxed-in eaves.
 - b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - c. Non-wood siding.
 - d. Exposed wooden members shall be two inches nominal thickness.
-

- e. Noncombustible finishes.

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.

- 36. If street widening or improvements occur, install conduit serving the subject property on Crespi Street and Avenue San Luis as required by the Bureau of Street Lighting.

Department of Recreation and Parks

Park fees are paid at 200 North Spring Street, Room 750 and City Hall East, Room 709.

- 37. The applicant submit a request for calculation of recreation and park fees for four parcels 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 750, unless otherwise indicated. For an appointment with the Advisory Agency or a City Planner submit an email request at DOLappt@planning.lacity.org.

- 38. 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 four parcels.
 - b. **Parking.** That a minimum of 2 parking spaces per dwelling unit will be provided. All exterior parking area lighting will be shielded and directed onto the site.
 - c. **Landscape Plans.** That a landscape plan including a Tree Plan (see mitigation measure IV f. Tree Removal in ENV 2002-7587-MND) prepared by a licensed landscape architect and reputable tree expert shall be submitted to Council District Three for review prior to submittal for review and approved by the Advisory Agency in accordance with CP-6730 prior to

obtaining any grading or building permits before the recordation of the final map.

- 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 Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan.
 - e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yards and except along the south east property line where a 6-foot high decorative wooden fence, measured from the highest adjacent grade, shall be constructed. Also a 6-foot-high masonry wall shall be constructed along the entire length of the west side of the proposed private street.
 - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - h. Install within the project an air filtration system (either charcoal or electronic) to reduce the air quality effects on the proposed residents.
39. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related MND No. 2002-7587 and ENV 2004-3040-REC.
40. That the applicant will record a Covenant and Agreement identifying a registered civil engineer, architect or licensed land surveyor who will be obligated to provide certification, prior to the issuance of Certificate of Occupancy, that the foregoing mitigation items required by Condition Nos. 39 and 41 have been complied with. This Covenant will run with the land. Should the applicant choose to change the previously designated professional or should the land be sold, such covenant may be terminated only after a new Covenant and Agreement is recorded guaranteeing that such a professional (to be identified) is available to certify the continuing implementation of the above-mentioned mitigation items.
-

41. Erosion/Grading/Short-Term construction Impacts

Air Quality

- CM-1 All unpaved demolition and construction areas will be wetted at least twice daily during excavation and construction, and temporary dust covers will be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-2 The owner or contractor will keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-3 All loads will be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site will be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 All clearing, 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.
- CM-6 General contractors will maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- CM-7 The project will comply with the City of Los Angeles Noise Ordinance 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.
- CM-8 Construction and demolition will be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-9 Construction and demolition activities will be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- CM-10 The project contractor will use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 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.

General Construction

- CM-12 All waste will be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
 - CM-13 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
 - CM-14 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
 - CM-15 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
 - CM-16 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
 - CM-17 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
42. Revised Parcel Map. That the applicant submit 10 copies of a revised parcel map, satisfactory to the City Engineer showing the following:
- a. Compliance of proposed private street with all the Bureau of Engineering private street standards.
 - b. Compliance with the standard turning area per Bureau of Engineering Standard Plan No. S-470-0.
-

- c. Compliance with the lot width requirement of the R1 zone.
- d. Note that the proposed subdivision is located within a Landslide area and a Liquefaction area.
- e. Show location of all parking spaces and access driveways. Parking is required for the existing structure on parcel "C".

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department, on May 2, 2003, issued a project Mitigated Negative Declaration No. ENV-2002-7587-MND for a related parcel map filed on this site, AA-2002-7586-PMLA. The Environmental Review Section on July 12, 2004 determined that the previously issued Mitigated Negative Declaration (ENV-2002-7587-MND) still addresses all areas of potential environmental impacts due to the subject proposed project. Minor changes to the original 4-lot parcel map (AA-2002-7586-PMLA) were made and the entire project was re-filed as AA-2004-3039-PMLA. These changes include: conditional approval by the Advisory Agency on September 2, 2004 of AA-2004-2203-PMEX; and submittal of a new parcel map with additional acreage. The land is an existing mostly vacant site identical in topography and setting to the original site. The Advisory Agency certifies that reconsideration of Mitigated Negative Declaration No. ENV-2002-7587-MND, reflects the independent judgment of the lead agency, and determined this project would not have a significant effect upon the environment.

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 Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

The Planning Department on July 12, 2004, issued a reconsideration of the proposed project Mitigated Negative Declaration No. ENV-2002-7587-MND. The Department found potential impacts could result from:

- Air Quality (construction, stationary);
- Biology (non-oak tree removal);
- Geology (construction);
- Hazardous Materials (demolition/asbestos);

- Noise (construction);
- Public Services (fire, schools);
- Recreation (parks);

The Advisory Agency, to mitigate the above impacts, required Condition Nos. 39, 40 and 41 as a conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) Which are specifically intended to mitigate such impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 40.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2004-3039-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 Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan designates the subject property for Low Residential density with corresponding zone of RE9, RS and R1. The 0.88 acre property is zoned R1-1. The adopted Plan zone allows for the proposed subdivision. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The development of these parcels is for single family in-fill of an otherwise single family residential neighborhood.

The Advisory Agency has conditionally approved the parcel map, subject to submittal of an acceptable soils engineering report, and revision of the parcel map to show compliance with all the requirements of the R1 zone and the private street and turn around standards of the Los Angeles Municipal Code.

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.

The Initial Study prepared for the project identifies (no) potential adverse impact on fish or wildlife resources. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

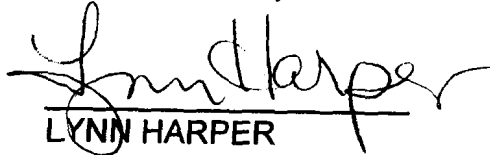
As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 847-2775.

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. **December 9, 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. **November 24, 2007.**

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

Con Howe
Advisory Agency



LYNN HARPER
Deputy Advisory Agency

CH:EGL:LH

cc: Bureau of Engineering - 4
Valley
Planning Office & 1 Map
D.M. 171 b 097
Bureau of Street Lighting
Street Tree Division & 1 Map

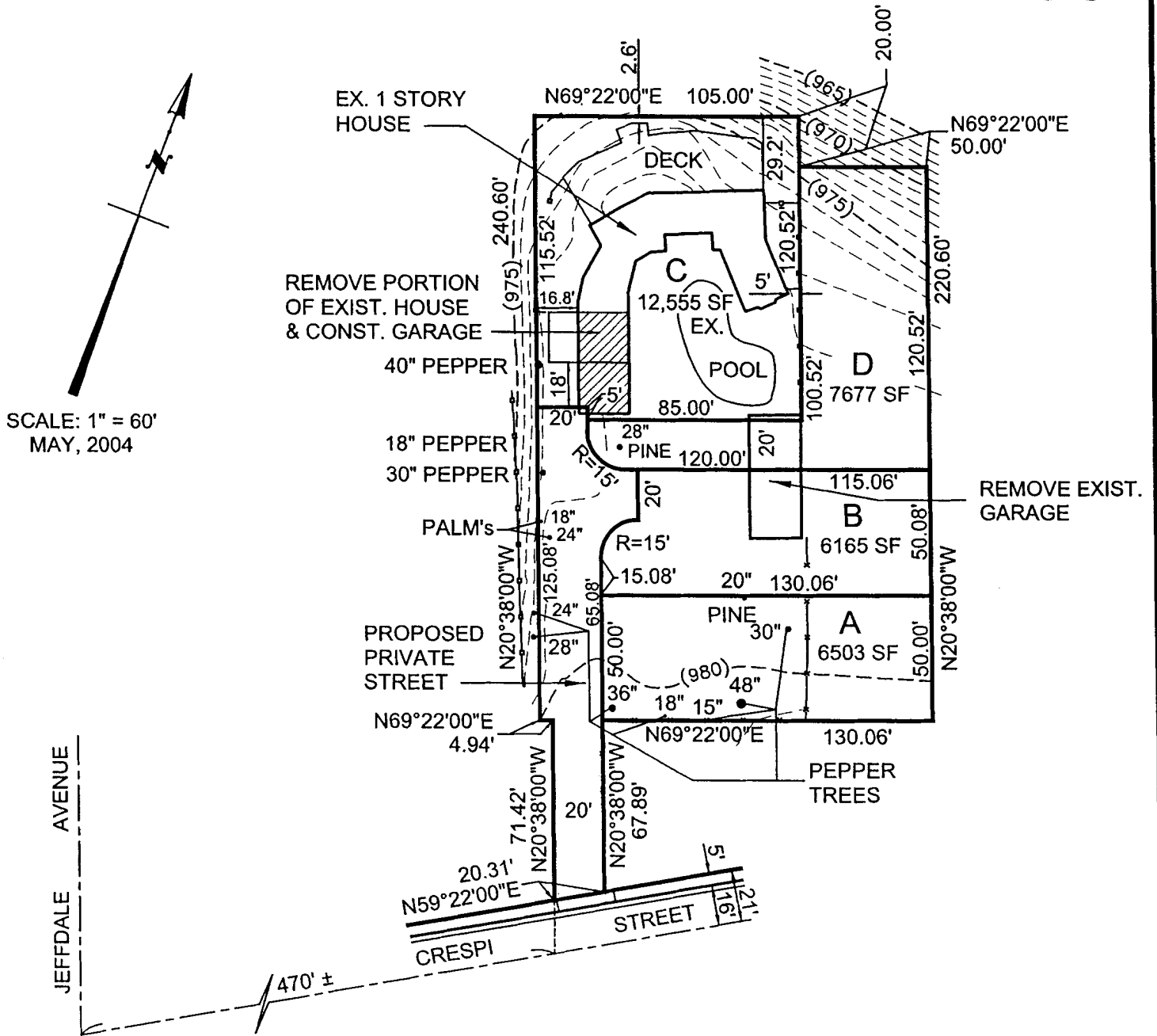
Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

PRELIMINARY PARCEL MAP NO. _____

EXISTING LEGAL DESCRIPTION: PARCEL A OF PARCEL MAP L.A. NO. 1269, P.M.B. 19-23 AND A PORTION OF LOT 1219, TRACT NO. 6170, M.B. 70-50-53.

AA 2004 - 3039



SCALE: 1" = 60'
MAY, 2004

EXISTING & PROPOSED ZONING: R1-1

SITE ADDRESS: 22677 W. CRESPI STREET

NOTE: THERE ARE NO EXISTING OAK TREES ON THIS SITE

OWNER & SUBDIVIDER:
WAHBA F. WAHBA
10041 SYLVIA AVENUE
NORTHRIDGE, CA 91324
(818) 709-7590

PREPARED BY:
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GLEN DORA, CA 91740
(626) 852-1600