

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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VERONICA PADILLA-CAMPOS
DANA M. PERLMAN
JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271
KEVIN J. KELLER, AICP
Deputy Director
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: June 10, 2016

Appeal End Date: June 27, 2016

The Adelman Family Trust (O/A)
Chris & Alisa Adelman; Craig &
Allison Knizek
14431 Ventura Boulevard #288
Sherman Oaks, CA 91423

Jim Connella (R)
Wagner-Kerr Associates, Inc.
14546 Hamlin Street, Suite 105
Van Nuys, CA 91411

Case No. AA-2015-4621-PMLA
Related Case: None
Address: 5304 & 5306 N. Irvine Avenue
Plan Area: North Hollywood–Valley Village
Zone: R1-1
D.M.: 171-B-169
C.D.: 2
CEQA: ENV-2015-4622-CE
Legal Description: Lot 13, Tract 10974

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Categorical Exemption ENV-2015-4622-CE as the environmental clearance and approved Parcel Map AA-2015-4621-PMLA for a maximum two lot single-family development, as shown on map stamp dated December 8, 2015 subject to the following conditions.

The Advisory Agency also approved, pursuant to Section 17.53-J of the LAMC, an Adjustment to allow a maximum eight percent lot width for Parcel B.

The unit density is based on the R1-1 Zone. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

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 shall 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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

Bureau of Engineering

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 202-3492.

1. That a 15-foot radius property line return be dedicated at the northeasterly corner of the intersection of Irvine Avenue and Weddington Street.
2. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Irvine Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk, including the dedicated area, planting trees and landscaping the parkway area.
 - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of the existing improvements, including power pole.
 - (4) The necessary transitions to join the existing improvements.
 - (5) Construct a concrete curb ramp at the intersection with Weddington Street as required by the provisions of the "Americans with Disabilities Act".
 - b. Improve Weddington Street adjoining the subdivision by the construction of:
 - (1) A concrete curb, and a concrete gutter.
 - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 - (3) Any necessary removal and reconstruction to join the existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - c. Construct the necessary house connection sewers to serve each parcel and evaluate the efficiency of the existing house connection sewer, acceptable to the Valley Engineering District Office.

Department of Building and Safety-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact John Francia at (213) 482-0010** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code (LAMC) required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of the building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
 - b. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street/alley dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - c. The submitted plot plan is not complete. Provide a plot plan drawn to scale that actually dimensions all: lot widths (as defined in Section 12.03 of the Zoning Code), lot areas, building sizes and required yards on the site. Indicate the number of stories, height, permitted use, and the type of construction for all buildings on the site.
 - d. Provide and show the required front yard setback for Parcel A and B along Irvine Avenue, as required for the R1 Zone after any required highway dedication. Submit a block plot plan showing all the street frontages and setbacks along the same street frontage to determine if there is a prevailing front yard setback requirement. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - e. Provide a minimum of 5 feet side yard for Parcel B, for a building height of not more than 18 feet as required for the R1 Zone due to the new property line between Parcel A and B and along Weddington Street after any required highway dedication. Additional 1 foot shall be added to the minimum side yard for every 10 feet increment in excess of the first 18 feet of the height of the building. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

- f. Provide a minimum of 5 feet setback for the accessory structure (garage) for Parcel B along Weddington Street for a corner lot after any required highway dedication. Additional 1 foot shall be added to the minimum side yard for every 10 feet increment in excess of the first 18 feet of the height of the building. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

A 5'-9" high solid wall is required within 15' of the driveway except a 3'-6" high into the required Front Yard.

This property is located in a Liquefaction Zone.

This property is located in the Valley Village Specific Plan.

This property is located in Freeway Adjacent Advisory Notice for Sensitive Uses.

This property is located in Neighborhood Conservation ICO – Valley Village.

Any proposed structure or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

***NOTE TO CITY ZONING ENGINEER AND PLAN CHECKER:** The Advisory Agency also approved, pursuant to Section 17.53-J of the Los Angeles Municipal Code (LAMC), the following variations from the Code as it applies to this subdivision: Adjustment to allow a maximum 8 percent reduction of the lot width for Parcel B.

Department of Transportation

4. That the project be subject to any recommendations from the Department of Transportation.

Fire Department

Fire Department approvals and review are conducted in Room 300, 201 North Figueroa Street. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6502. You should advise any consultant representing you of this requirement as well.

5. 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

Bureau of Street Lighting

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office.

6. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

7. Construct one (1) new street light on Irvine Avenue.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

Department of Recreation and Parks

Park fees are paid at P.O. Box 86328, Los Angeles, CA 90086.

8. That the Quimby fee be based on the R1-1 Zone for the construction of any new single family dwelling.

Department of City Planning-Site Specific Conditions

Approvals are conducted at 6262 Van Nuys Boulevard, Room 251 or 201 North Figueroa Street 4th floor, unless otherwise indicated.

9. 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 two lots.
- b. **Parking.** That a minimum of two covered parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the North Hollywood – Valley Village Community Plan.
- e. **Fence.** A minimum 5-foot-high slumpstone or decorative masonry wall shall be constructed along the north and east property lines of Parcel A and along the east property line of Parcel B if no such wall already exists and except in the required front yard. Wood or vinyl fencing, a minimum of 5-foot-high, shall be constructed between the two parcels except in the required front yard.
- f. **Energy Conservation.** 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.
- g. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 13 or better in order to reduce the effects of diminished air quality on the occupants of the project within 1,000 feet of a Freeway.
- h. **Indemnification and reimbursement of litigation costs.** Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

10. 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:

NOTE: TO CITY ZONING ENGINEER AND PLAN CHECKER:

The Advisory Agency also approved, pursuant to Section 17.53-J of the Los Angeles Municipal Code (LAMC), the following variations from the Code as it applies to this subdivision: Adjustment to allow up to a maximum 8 percent reduction of the lot width for Parcel B.

11. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Valley Village Specific Plan** and comply with the 30-foot height limitation of Section 6B1b of the Specific Plan prior to the issuance of a building permit, grading permit, and the recordation of the final parcel map.
12. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

Short-Term Construction Mitigation

Air Quality

- CM-1 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall 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 shall 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.
- CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-5 All clearing, grading, earth moving, or excavation activities shall 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 shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

CM-7 The project shall 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 shall 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.

CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-10 The project contractor shall 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 Sediments carry with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

CM-13 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycling construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CM-14 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-15 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.

- CM-16 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-17 Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediments into streets shall be limited.
- CM-18 All vehicles/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department, on May 6, 2016, determined that the City of Los Angeles for the implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15, ENV-2015-4622-CE.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2015-4621-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.

- (a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted North Hollywood-Valley Village Community Plan designates the project site Low Residential density with corresponding zones of R1, RS, and RE9. The 0.30 acre property is zoned R1-1, which requires a minimum lot size of 5,000 square feet. The proposed subdivision consists of two lots with 6,847 and 6,171 square feet. The adopted Plan and the zoning allow for the proposed subdivision. However, Parcel B is proposed with a substandard lot width not in keeping with the R1 Zone or 50-foot lot width. The Deputy Advisory Agency granted a reduction of eight percent for the lot width over Parcel B. The subject site is located in the Valley Village Specific Plan area. As conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable Community Plan and Specific Plan.

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

The existing site is a rectangular shaped parcel that is to be subdivided into two lots both to front Irvine Avenue. The lot is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The subject site is located in a liquefaction area. However, the site is already improved with two single-story

dwellings and detached garages to remain. The site is also located in the Valley Village Specific Plan area and complies with the 30-foot high limitation. The new lot cut design, layout and improvement of the proposed subdivision are consistent with the intent and purpose of the Valley Village-North Hollywood Community Plan and Specific Plan since the lot cut pattern for Irvine Avenue is consistent to the proposed lot cut layout for Parcel A and B.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The project site is a flat parcel that is one of several under-improved properties in the vicinity. The project is providing an appropriate development that is consistent with the R1-1 Zone and the Low Residential designation on the Valley Village Community Plan.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

The surrounding neighborhood is zoned R1-1 designated Low Residential on the North Hollywood – Valley Village Community Plan.

The project site is of sufficient size for a two lot single family home subdivision. The map as presented is consistent with adjacent single family residential developments close to the project site.

- (e) 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.

Categorical Exemption (Class15) was granted for this project since the division of property in an urbanized area zoned for residential use into four or fewer parcels in conformance with the General Plan and zoning. The project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life and animal life are concerned. The surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There are no apparent health problems that might be caused by the design or construction of the proposed single family units. The Bureau of Engineering has reported than existing sanitary sewer is available under Stagg Street adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

- (g) 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.

No such easements are known to exist. The subdivision is conditioned to improve the curb, gutter, sidewalk, one new street light, and landscaped parkway along the Irvine Avenue frontage, ADA compliance on the corner, and curb and gutter along on Weddington Street. These are needed for improved public access for roads and utilities and improved drainage and are acquired by the City prior to recordation of the Parcel Map or to be bonded as necessary.

FINDINGS OF FACT (ADJUSTMENT):

- (h) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The project site is within the R1 Zone, the area regulations of which require each lot to have a minimum lot width of 50 feet and a minimum lot area of 5,000 square feet. The Applicant proposes, in conjunction with a request for a Preliminary Parcel Map, to subdivide the lot into two lots, creating Parcel A and B. However, Parcel B has a lot width not in keeping with the R1 Zone in that it is less than 50 feet wide. The existing improvements for this corner lot results in a lot width where if subdivided, results in one of the lot width to become substandard. The Irvine Avenue and Lemp Avenue (parallel on the east) blocks have similar lot width ranges between 45 to 47 feet, which were granted upon the subdivision of those lots. The proposed Parcel B is requesting an eight percent reduction to 46.3 feet along the midpoint measurement. The rear lot line measures 47.8 feet making Parcel B consistent the lot to the rear fronting Lemp Avenue and to the other lot widths for the Irvine Avenue block.

- (i) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

With regard to the instant request, all other characteristics of the project including height, uses, density and yards remain the same. No other discretionary approvals to allow deviations from the development standards of the R1 Zone are being requested as part of the application. Approval of a 46.3-foot lot width in lieu of the minimum 50 feet required for the R1 Zone will not degrade adjacent properties, the surrounding neighborhood or the public, health, welfare, and safety. The proposed

lot width will not negatively impact or impede access to the resulting two lots or to lots in the immediate neighborhood; it will not negatively impact light, views or circulation. A 46.3 foot lot width is compatible with the surrounding neighborhood having similar lot width measurements to the proposed Parcel B.

- (j) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSED, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

Strict adherence to the area regulations of the R1 Zone, which require a minimum lot width of 50 feet, creates impractical difficulties inconsistent with the general intent of the zoning regulations and the General Plan. The general purpose of the area regulations is to maintain consistency and compatibility in design and uses in single-family neighborhoods. In the instant request, the Applicant proposes relief from the requirement to maintain a minimum lot width of 50 feet, a slight medication for an eight percent reduction to a 46.3-foot midpoint width.

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 17.05-N of the Los Angeles Municipal Code (LAMC).

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department’s Public Offices, located at:

Figueroa Plaza
 201 North Figueroa Street
 4th Floor
 Los Angeles, CA 90012
 (213) 482-7077

Marvin Braude San Fernando
 Valley Constituent Service Center
 6262 Van Nuys Boulevard, Room 251
 Van Nuys, CA 91401
 (818) 374-5050

***Please note the cashiers at the public counters close at 3:30 PM.**

Appeal forms are available on-line at www.planning.lacity.org.

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

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 this approval, unless an extension of time is granted before the end of such period.

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

VINCENT P. BERTONI, AICP
Director of Planning



SARAH HOUNSELL
Deputy Advisory Agency

SH:NR:mkc

PRELIMINARY PARCEL MAP L.A. NO. 2015-

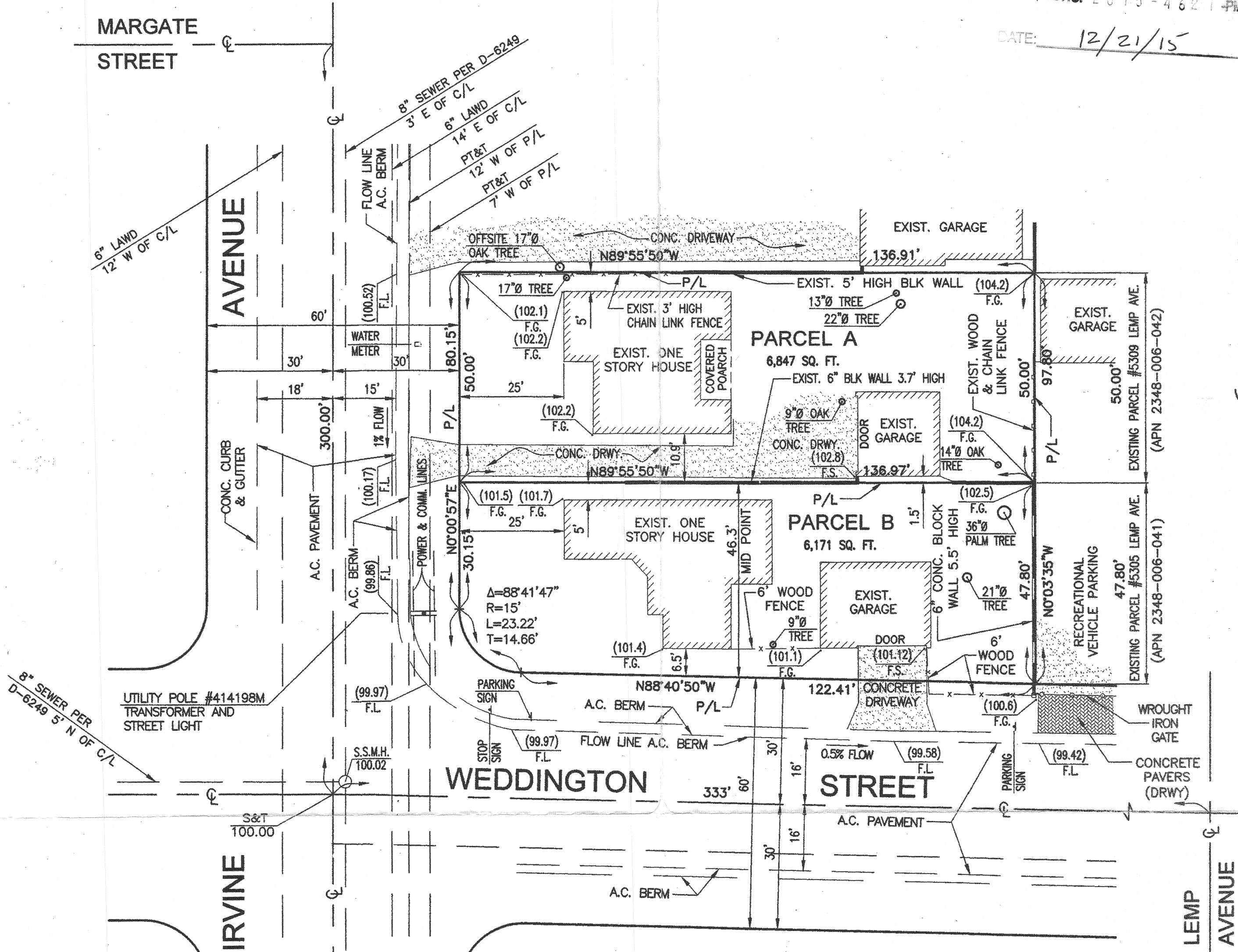
IN THE CITY OF LOS ANGELES

REQUEST FOR A SLIGHT MODIFICATION PARCEL B; A MIDPOINT LOT WIDTH OF 46.3 FT.
COUNCIL DISTRICT #02

THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

CASE NO. 2015-4621-PMLA

DATE: 12/21/15



LEGAL DESCRIPTION:
LOT 13, TRACT NO. 10974
M.B. 192, PGS 21/22,
RECORDS OF LOS ANGELES COUNTY

ZONING INFORMATION:
EXISTING/PROPOSED: R1-1
(NO CHANGE)

COMMUNITY PLAN:
NORTH HOLLYWOOD - VALLEY VILLAGE

AREA PLANNING COMMISSION:
SOUTH VALLEY

NEIGHBORHOOD COUNCIL:
VALLEY VILLAGE

SITE ADDRESS:
5304 & 5306 IRVINE AVENUE
VALLEY VILLAGE, CA. 91602

THOMAS GUIDE: 562-H2

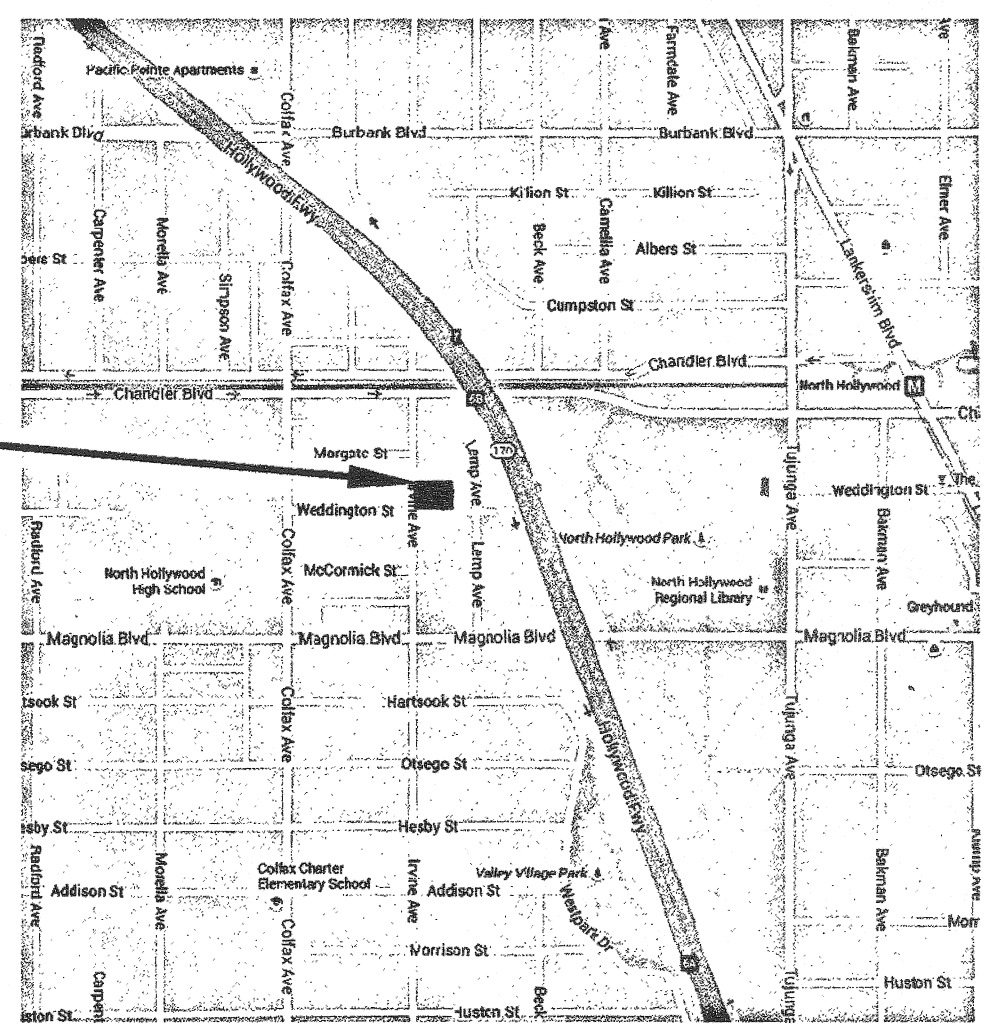
ASSESSOR PARCEL NUMBER:
2348 006 043

OWNER / APPLICANT:
CHRIS ADELMAN
14431 VENTURA BLVD. #288
SHERMAN OAKS, CA. 91423
PH: (818)613-4912

**Adelman family trust
Craig P. Krizek and Allison R. Krizek*

- NOTES:**
- AREA CALCULATIONS:
PARCEL A = 6,847 SQ. FT.
PARCEL B = 6,171 SQ. FT.
 - PROPOSED 2 LOT PARCEL MAP
(EXISTING SINGLE FAMILY HOMES TO REMAIN)
 - ALL EXISTING STRUCTURES TO REMAIN
 - TREES:
ALL EXISTING TREES TO REMAIN.
 - PUBLIC SEWERS AND HOOK UP EXISTING
(CITY RECORDS SHOW EXISTING HOUSE
CONNECTIONS TO EACH LOT)
 - DRAINAGE:
SHEET FLOW TO IRVINE AVE. & WEDDINGTON ST.
 - FLOOD ZONE: NO
FEMA PANEL: 060137-0039 - ZONE C
UNPUBLISHED
 - HAZARDS:
LIQUEFACTION - YES
NO OTHER KNOWN HAZARDS

PROJECT SITE



VICINITY MAP
NOT TO SCALE

Richard F. Prutz
RICHARD F. PRUTZ R.C.E. 19335



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14546 HAMLIN STREET, SUITE 105 • VAN NUYS, CA 91411
818-781-0711