

DEPARTMENT OF
CITY PLANNING

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INFORMATION
<http://planning.lacity.org>

Decision Date: June 11, 2015

Appeal Period Ends: June 22, 2015

Roscoe Winnetka Investors LLC,
(A)(O)
1880 Century Park East, Suite 600
Los Angeles, CA 90017

Jim Ries (R)
Craig Lawson & Co., LLC
8758 Venice Boulevard, Suite 200
Los Angeles, CA 90034

Fusco Engineering (E)
600 Wilshire, Suite 1470
Los Angeles, CA 90017

RE: Vesting Tentative Tract Map No.: VTT-73177-SL
Related Case No.: DIR-2014-4929-CLQ-SPR
Address: 20600-20620 West Roscoe Boulevard
Community Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills
Zone: (T)(Q)R3-1, (T)(Q)RD3-1, (T)(Q)RD5-1
Council District: 3
CEQA No.: ENV-2012-1361-MND-REC1

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73177-SL, located at 20600 – 20620 West Roscoe Boulevard for a maximum of **79 lot subdivision creating 77 new small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated December 30, 2014 in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. This unit density is based on the (T)(Q)R3-1, (T)(Q)RD3-1, and (T)(Q)RD5-1 Zones. (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 will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2-foot wide sidewalk easement be provided along Roscoe Boulevard adjoining the subdivision.
2. That a 6-foot wide and variable width sidewalk easement be provided along Lanark Street adjoining the subdivision.
3. That a Covenant and Agreement be recorded that no vehicular or pedestrian access be allowed from and to Cantara Street to this tract.
4. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed public right-of-way area in Lanark Street. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
5. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of the existing sewers in this area.
6. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
7. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.
8. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
9. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
10. That any fee deficit under Work Order No. EXT00593 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

11. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

12. 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. 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 or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide a copy of DIR case DIR-2014-4929-CLQ-SPR. Show compliance with all the conditions/requirements of the DIR case as applicable.
- c. The Zoning Overlay Parcel B does not comply with the required density of the (T)(Q)RD3-1 Zone. The maximum number of dwelling units allowed in Parcel B is 18 units, not the proposed 22 units. Revise the Map to show compliance with the above requirement or obtain written approval from the Department of City Planning.
- d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.
- e. The Map does not comply with the minimum 15 ft. front yard setback for lots fronting (facing) along Roscoe Blvd. and Lanark Street as required for the R3-1 and RD5-1 Zone. Revise the Map to show compliance with the above requirement or obtain written approval from the Department of City Planning Advisory Agency to allow the reduced setbacks as indicated in the Setback Matrix.

Notes:

Separate easement covenant shall be recorded with City Planning and provided to Plan Check prior to permit issuances for the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, drainage, guest parking stalls, and back up space.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements, with respect to the proposed property line. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

13. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 40-foot reservoir space is required between any security gate and the property line, to the satisfaction of the Department of Transportation.
 - b. A driveway width of w=30 feet is required for residential sites with more than 25 parking spaces. A driveway width of w=18 feet is required for single family dwellings with a 1 or 2 car garage.
 - c. A parking area and driveway plan should 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. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That a condition clearance fee in the amount of \$270 be paid to the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

14. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- b. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. 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.
- h. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.
- i. Submit plot plans indicating access road and turning area for Fire Department approval.
- j. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- k. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- l. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- n. 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.

- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- s. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- t. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- u. Standard cut-corners will be used on all turns.
- v. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

BUREAU OF STREET LIGHTING

- 15. If new street light(s) are required, then 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.

INFORMATION TECHNOLOGY AGENCY

- 16. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

- 17. That the Quimby fee be based on the (T)(Q)R3-1, (T)(Q)RD3-1, (T)(Q)RD5-1 Zones.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

18. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting.

Additionally, the Oak Tree located on the project site shall be protected by installing fencing along the perimeter of the drip-line (canopy) during grading activities. The plot plan shall include measures for protection of the tree provided by a reputable tree expert, which shall also be certified by said expert.

DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS

19. 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. Limit the proposed development to a maximum of 77 small lots and 2 open space lots.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit (Note: One space may be a compact space.), plus $\frac{1}{4}$ guest parking spaces per dwelling unit.
 - c. 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 yard.
 - d. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
 - e. The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

- h. A Maintenance Agreement shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- j. A site security plan, which includes reasonable measures to mitigate security nuisances during construction, shall be prepared and submitted for review and approval by the Deputy Advisory Agency and consultation to the Council Office and implemented accordingly, prior to the issuance of building permits. A copy of the approved plan shall be forwarded to the Department of City planning for inclusion in the case file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Setback Matrix (Feet)					
Lot No.	North Setback	South Setback	East Setback	West Setback	Description Front Yard Facing
1	15.00	14.00	0.25	13.00	NORTH
2	19.00	14.00	0.25	0.25	NORTH
3	15.00	14.00	0.25	0.25	NORTH
4	19.00	14.00	0.25	0.25	NORTH
5	15.00	14.00	0.25	0.25	NORTH
6	15.00	14.00	35.47	0.25	NORTH
7	15.00	14.00	0.25	36.91	NORTH
8	15.00	14.00	0.25	0.25	NORTH
9	19.00	14.00	0.25	0.25	NORTH
10	15.00	14.00	0.25	0.25	NORTH
11	19.00	14.00	0.25	0.25	NORTH
12	15.00	14.00	7.60	0.25	NORTH
13	14.00	7.33	0.25	13.23	SOUTH
14	14.00	7.33	0.25	0.25	SOUTH
15	14.00	14.50	0.25	0.25	SOUTH
16	14.00	7.33	0.25	0.25	SOUTH
17	14.00	14.50	0.25	0.25	SOUTH
18	14.00	7.33	35.47	0.25	SOUTH
19	14.00	7.33	0.25	36.91	SOUTH

20	14.00	14.50	0.25	0.25	SOUTH
21	14.00	7.33	0.25	0.25	SOUTH
22	14.00	14.50	0.25	0.25	SOUTH
23	14.00	7.33	0.25	0.25	SOUTH
24	14.00	7.33	7.40	0.25	SOUTH
25	7.33	14.00	0.25	13.40	NORTH
26	14.50	14.00	0.25	0.25	NORTH
27	7.33	14.00	0.25	0.25	NORTH
28	14.50	14.00	0.25	0.25	NORTH
29	7.33	14.00	0.25	0.25	NORTH
30	7.33	14.00	35.47	0.25	NORTH
31	7.33	14.00	0.25	36.91	NORTH
32	7.33	14.00	0.25	0.25	NORTH
33	14.50	14.00	0.25	0.25	NORTH
34	7.33	14.00	0.25	0.25	NORTH
35	14.50	14.00	0.25	0.25	NORTH
36	7.33	14.00	7.20	0.25	NORTH
37	14.00	13.13	0.25	13.70	SOUTH
38	14.00	20.30	0.25	0.25	SOUTH
39	14.00	13.13	0.25	0.25	SOUTH
40	14.00	20.30	0.25	0.25	SOUTH
41	14.00	13.13	0.25	0.25	SOUTH
42	14.00	13.13	35.47	0.25	SOUTH
43	14.00	13.13	0.25	36.91	SOUTH
44	14.00	13.13	0.25	0.25	SOUTH
45	14.00	20.30	0.25	0.25	SOUTH
46	14.00	13.13	0.25	0.25	SOUTH
47	14.00	20.30	0.25	0.25	SOUTH
48	14.00	13.13	7.00	0.25	SOUTH
49	1.61	18.50	0.25	13.83	NORTH
50	8.77	18.50	0.25	0.25	NORTH
51	1.61	18.50	0.25	0.25	NORTH
52	8.77	18.50	0.25	0.25	NORTH
53	1.61	18.50	0.25	0.25	NORTH
54	1.61	18.50	35.47	0.25	NORTH
55	9.08	18.50	0.25	0.25	NORTH
56	16.25	18.50	0.25	0.25	NORTH
57	9.08	18.50	6.78	0.25	NORTH
58	23.98	0.25	27.32	7.33	WEST
59	0.25	0.25	27.40	14.50	WEST
60	0.25	11.75	27.46	7.33	WEST
61	0.25	11.75	7.33	14.00	EAST
62	0.25	0.25	14.50	14.00	EAST
63	23.98	0.25	7.33	14.00	EAST
64	43.00	0.25	14.00	14.50	WEST
65	0.25	11.75	14.00	7.33	WEST
66	0.25	11.75	7.33	14.00	EAST

67	27.00	0.25	14.50	14.00	EAST
68	19.25	0.25	14.00	19.02	WEST
69	0.25	0.25	14.00	26.12	WEST
70	0.25	12.50	14.00	18.89	WEST
71	20.50	15.00	4.83	5.00	SOUTH
72	20.50	15.00	5.00	5.00	SOUTH
73	20.50	15.00	5.00	5.00	SOUTH
74	20.50	15.00	5.00	5.00	SOUTH
75	20.50	15.00	5.00	5.00	SOUTH
76	20.12	15.00	5.00	5.00	SOUTH
77	20.78	15.00	5.00	5.13	SOUTH

- 2) Per LAMC Section 17.03-A, the deviation in the minimum lot area for Parcel B shall not exceed 20% of the lot area to allow 22 units on at least 55,305 square feet of lot area, in lieu of at least 66,000 square feet of lot area.
- 3) Guest parking may be allowed to park in the front yard for the units fronting along Lanark Street.
- 20. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 21. Prior to the issuance of the building permit or the recordation of the final map, a copy of DIR-2014-4929-CLQ-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that DIR-2014-4929-CLQ-SPR is not approved, the subdivider shall submit a tract modification.
- 22. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

- 23. Prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 24 and 25 of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

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:
- MM-1. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way;
 - MM-2. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees located within the parkway of the adjacent public right(s)-of-way may be counted toward replacement tree requirements.
 - MM-3. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry division at (213) 847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services.
25. **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:
- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
 - a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

- CM-2. 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-3. The owner or contractor shall 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-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, 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-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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-9. 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-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

- CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16. All waste shall 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-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-21. 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 cloths to catch drips and spills.
- CM-22. Trucks having no current hauling activity shall not idle but be turned off.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Roscoe Boulevard and two (2) on Lanark Street.

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.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required.
 - b. Improve Roscoe Boulevard being dedicated and adjoining the tract by the construction of a 12-foot wide concrete sidewalk with tree wells and covers.

- c. Improve Lanark Street being dedicated and adjoining the subdivision by the construction of a new 5-foot wide concrete sidewalk adjacent to the sidewalk easement, new concrete curb and gutter, if necessary, due to driveways construction, and repair of bad order curb and gutter as necessary extending easterly beyond the subdivision.
- d. Construct the necessary off-site and on-site mainline sewers.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Reconsideration of Mitigated Negative Declaration No. ENV-2012-1364-MND on March 27, 2015. The Department found that potential negative impact could occur from the project's implementation due to: Biological Resources (tree removal).

The Deputy Advisory Agency, certifies that Reconsideration of Mitigated Negative Declaration No. ENV-2012-1361-MND-REC1 reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 24 and 25 of the Tract's

approval. Other identified potential impacts not mitigated by these conditions are mandatorily 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 potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 23.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 731771-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/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 Medium Residential land use with the corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1 and Medium Residential land use with the corresponding zone of R3. The property is not located in a Specific Plan. The property contains approximately 4.28 net acres and is presently zoned (T)(Q)R3-1, (T)(Q)RD3-1, and (T)(Q)RD5-1. With the approval of the adjustment to permit a deviation not-to-exceed 20% of the lot area requirements for Parcel B, the proposed development of 77 small lot homes and 2 open space lots are allowable under the current adopted zone and the land use designation. The project will provide much needed new home ownership opportunities for the Community Plan area.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms with both the provisions and the intent of the Specific Plan for the management of Flood Hazards (Section 5 of Ordinance No. 172,081). Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the General Plan.

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

Roscoe Boulevard is a Major Highway-Class II with a 100-foot width, Lanark Street is a Local Street with a variable width of 54-60 feet, and Cantara Street is a Local Street with a 60-foot width. The Bureau of Engineering is requiring a 2-foot wide sidewalk easement along Roscoe Boulevard, a 6-foot wide and variable width sidewalk easement along Lanark Street, and a 60-foot wide right-of-way be dedicated for the proposed Cantara Street, including a 44-foot radius property line cul-de-sac at the terminus. However, the Bureau of Engineering is also recommending that the Department of City Planning should make the determination whether to necessitate the extension of Cantara Street. This project isn't subject to any Specific Plan requirements. The project is required two parking spaces per dwelling unit and $\frac{1}{4}$ guest parking space, for a total of 154 residential parking spaces and 19 guest parking spaces. The Ashton will provide a total of 195 parking spaces, 154 of which are attached garage spaces serving the residential units, and 41 guest parking spaces located along the internal streets and in the 7 driveways units in the RD5 Zone. As conditioned and pending the determination of access, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The site is currently vacant. It's one of the few under-improved properties in the vicinity. The development of this tract is an infill development of an otherwise mix-density neighborhood. The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

Adjacent land uses consist of multi-family uses to the north across Roscoe Boulevard in the (Q)RD3-1 and RA-1 Zones; single-family uses to the south across Lanark Street in the RS-1 Zone; single-family uses to the west in the RS-1 Zone; and a convalescent home and a church to the east in the RA-1 Zone. With the approval of the adjustment to permit a deviation not-to-exceed 20% of the lot area requirements for Parcel B, the project proposes the development of 77 single-family small lot dwellings and 2 open space lots are consistent with the density of the (T)(Q)R3-1, (T)(Q)RD3-1, (T)(Q)RD5-1 Zones. The site is currently vacant, and the proposed project would provide 77 small lot dwellings. The proposed project, as conditioned herein, will comply with all LAMC requirements for parking, yards, and open space. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

- (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.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (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. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

ADJUSTMENT FINDINGS (Sections 12.28 C.4 and 17.03 A)

- (i) 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 applicant is requesting an adjustment to permit a deviation not-to-exceed 20% of the lot area requirements for Parcel B to allow 22 units on at least 55,305 square feet of lot area, in lieu of at least 66,000 square feet of lot area. The zoning regulations require density to be limited based on the square footage of a given property. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics, which a specific parcel and its intended use may have.

The site's three zones create a unique zoning characteristic, which allows increased density along the Roscoe Boulevard, a Major Highway, and a reduced density as the site moves closer to the single-family zone. The highest density will continue to be the R3 Zone, which will contain 48 units, and the RD5 Zone will continue to have the least density containing only 7 units. This specific request relates to the RD3 (Parcel B) portion of the site, which permits 18 units based on its configuration of 1 unit per 3,000 square feet of lot area. The applicant is requesting less than a 20% density increase on this site, while also accommodating to maintain the existing oak tree of the site.

The Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide a more viable, livable project can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

- (j) 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.

Adjacent land uses consist of multi-family uses to the north across Roscoe Boulevard in the (Q)RD3-1 and RA-1 Zones; single-family uses to the south across Lanark Street in the RS-1 Zone; single-family uses to the west in the RS-1 Zone; and a convalescent home and a church to the east in the RA-1 Zone.

The proposed project will not adversely affect or degrade adjacent properties, the neighborhood or the public health, safety, and welfare. The project is designed as a small lot residential project that will infill a vacant, underutilized site with housing that allows for individual lot ownership.

The proposed project will be generally consistent with the proposed mitigation measures resulting in a project with less intensive impacts because the project will result in 55 units less than the previously approved project, will have maximum building height of 38 feet and less than seven feet than previously approved, will provide approximately 68,000 square feet of applicant volunteered open space along with 52 trees throughout the site, and will be compatible with the surrounding residential neighborhood. Further, the project will provide a total of 195 parking spaces, 154 of which are attached garage spaces serving the residential units, and 41 guest parking spaces located along the internal streets and in the 7 driveways units.

In approving the entitlements to the previously approved project, it was found by the CPC that granting the requested zone change would be consistent with the general welfare, in that the instant request involves a use that is consistent with the plan's intent on maintaining and implementing residential uses in approved areas based on the type and intensity of land use.

An Addendum (Reconsideration) of Mitigated Negative Declaration ENV-2013-1361-MND-REC1 was prepared for the subject project. The proposed project scope is substantially the same as analyzed, if not less, than the previously issued MND. The proposed modification to the request will not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance and does not represent an increase or substantial change to the originally proposed project.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Map designates the property for The plan designates the subject site for Low Medium Residential land use with the corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1 and Medium Residential land use with the corresponding zone of R3. The property is not located in a Specific Plan.

The Community Plan text is silent in regard to adjustments. In such cases, the Deputy Advisory Agency, acting in the capacity of an Associate Zoning Administrator must interpret the intent of the Plan. The approval of the adjustment on the subject site will implement the following land use objective of the Community Plan:

Goal 1: A safe, secure, and high quality residential environment for all community residents.

Policy 1-1.1: Provide for adequate multi-family residential development.

Policy 1-1.2: Protect existing single family residential neighborhoods from new, out-of scale development.

Policy 1-4.1: Protect the quality of the residential environment through attention to the physical appearance of communities.

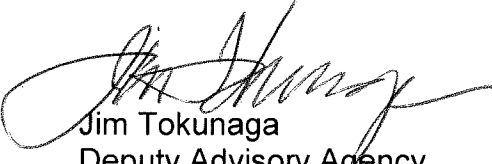
Policy 1-1.5: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Policy 1-1.6: Promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences.

The zoning was amended pursuant to the previously approved project entitlements from the RE-1 Zone to the R3-1, RD3-1, and RD5-1 zones and the General Plan was amended from Low Residential to Medium and Low Medium I Residential. The General Plan designation and zoning was approved to build a 132-unit residential condominium project and the subject request is a total of 77 small lot subdivision units and is 55 units smaller than the previously approved project. The proposed project is consistent with the General Plan Designation and the overall zone density of 17 dwelling units per acre. However, the request for the adjustment to maximize the density on the RD3-1 Zone is consistent with the proposed design and the Low Medium General Plan designation.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73177-SL.

Michael J. LoGrande
Advisory Agency



Jim Tokunaga
Deputy Advisory Agency

JT:FQ:CTL:jq

Note: If you wish to file an appeal, it must be filed within 10 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 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Development Services Centers, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

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

Forms are also available on-line at <http://cityplanning.lacity.org/>.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call the Development Services Center staff at (213) 482-7077 or (818) 374-5050.