

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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INFORMATION  
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Decision Date: March 3, 2011

Appeal Period Ends: March 19, 2011

Ron E. Many (O/A)  
8543 Lurline Ave.  
Winnetka, CA 91306

Ronald Cargill (R)  
Cargill Planning & Pre-Development Services  
1481 Paradise Island Lane  
Banning, CA 92220

Case No. **AA-2009-3547-PMLA**

Related Cases: APCNV-2009-3544-ZC  
AA-2009-3419-PMEX

Community Plan: Chatsworth – Porter Ranch

Neighborhood Council: Winnetka

Address: **8543 Lurline Avenue**

Zone: RA-1

D. M.: 192B109

C. D.: 12

CEQA: ENV-2009-3546-MND

Legal Description: Tract 9630, Lot PT71 & 72,  
Arb 2

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency **approved** Parcel Map AA-2009-3547-PMLA, for a **maximum two-parcel** single-family development, shown on map stamp-dated November 20, 2009, and subject to the following conditions. This unit density is based on the proposed R1-1 Zone. The subdivider is hereby advised that the Municipal Code 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) 977-7097.*

1. That a 2-foot wide strip of land be dedicated along Lurline Avenue adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards.
2. That a Covenant and Agreement be recorded stating that no building permits shall be issued for Parcel "B" of the Parcel Map No. 2009-3547 until paved access and mainline sewer through Tract No. 69477 is completed.
3. That prior to recordation of Parcel Map L.A. No. AA-2009-3547, Lot Line Adjustment Case No. AA-2009-3519-PMLAEX be recorded with the County of Los Angeles.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Lurline Avenue being dedicated and adjoining the subdivision by the construction of a 7-foot wide concrete sidewalk to align with Plan No. 37122 and plant trees accordingly.
  - b. Improve Napa Street by constructing a driveway for access to Parcel "B".
  - c. Construct the necessary house connection to serve Parcel "B", and evaluate the efficiency of the existing house connection serving Parcel "A" in Lurline Avenue.

**DEPARTMENT OF BUILDING AND SAFETY – ZONING DIVISION**

*Building and Safety approvals are conducted by appointment only- **contact Del Reyes at (213) 482-6882** 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 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.*

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall issue a clearance letter stating that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Provide copy of building permit records, plot plan and certificate of occupancy of the existing structures to verify the last legal use and the number of parking spaces provided on site.
  - b. The submitted Map dimensions do not agree with ZIMAS. Revise the Map to address the discrepancy.
  - c. Provide a copy of affidavit AFF-12906. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above

affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

- d. Provide status of AA-2009-3419-PMEX. Approval and recordation of PMEX-2009-3419/ certificate of compliance is required prior to obtaining clearance for AA2009-3547-PM from the Zoning Section.
- e. Provide a copy of APC case APCNV-2009-3544-ZC. Show compliance with all the conditions/requirements of the APC case(s) as applicable.
- f. For Parcel B, provide 20 ft. street frontage and 20 ft. wide access strip.
- g. Show all street dedication(s) 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.
- h. Approval of Zone Change is required prior to clearance from Zoning Section.
- i. The submitted Map does not comply with the minimum lot area (17500 s.f.), rear yard (25 ft.) requirement of the RA Zone. Revise the Map to show compliance with the above requirement(s) or obtain approval from the Department of City Planning.
- j. For Parcel A, the submitted map shows deck towards the rear of the structure. If deck is roofed, it is not permitted to encroach to required 25 ft. rear yard setback. Revise the map or obtain approval from City Planning.
- k. Parking is required for the existing structures to remain. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.
- l. Specify the floor area of the existing structure on Parcel A. Maximum residential floor area and accessory use shall not exceed 25% of the lot area. Revise the map or obtain approval from Department of City Planning.

#### **DEPARTMENT OF TRANSPORTATION**

*Transportation approvals are conducted at 6262 Van Nuys Blvd, Van Nuys, CA 91401, Room 320. Please contact DOT at (818) 374-4697 for any questions regarding the following.*

6. A parking area and driveway plan shall 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. In addition, the following items shall be satisfied:
  - a. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.
  - b. That a fee in the amount of \$197 be paid for 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.

#### **BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS**

*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.*

7. 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.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 1200 West 7<sup>th</sup> Street, Suite 700, Los Angeles*

8. That the Quimby fee be based on the R1 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

#### **DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

*Approvals conducted at 6262 Van Nuys Boulevard, Room 251, Planning Public Counter 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. Limit the proposed development to a maximum of two (2) lots.
  - b. **Energy Conservation.** 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.
10. Prior to the recordation of the final map, a copy of the APCNV-2009-3544-ZC and the City Council Action for the zone change ordinance shall be submitted to the satisfaction of the Advisory Agency. In the event that the zone change is modified or not approved, the subdivider shall submit a parcel map modification.
11. Prior to the recordation of the final map, the subdivider will 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 environmental mitigation measures stated in the related ENV-2009-3546-MND:
  - MM-1 **Tree Removal (Non-Protected Trees)** All significant trees (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree.
  - MM-2 **Seismic** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

## FINDINGS OF FACT

### FINDINGS OF FACT (CEQA)

The Department of City Planning Staff issued a Mitigated Negative Declaration ENV-2009-3546-MND on March 31, 2010. The Department found that potential negative impacts could occur from the projects's implementation due to:

- Biological Resources (tree removal); and
- Geology and Soils (seismic);

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2009-3546-MND 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 No. 11** of the Parcel Map'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.

### FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map AA-2009-3547-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66474 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The subject site is located in the Chatsworth - Porter Ranch Community Plan and has a Land Use Designation of Low II Residential, with corresponding zones of R1, RD6, and RZ5. The proposed (T)(Q)R1-1 zone for the subject site is consistent with the Community Plan, and a two-lot subdivision project would meet the minimum lot area and the density requirements of the R1 zone, which allows for a maximum of one dwelling unit per 5,000 square-feet of lot area. The site is not subject to any Plan footnotes, and is not otherwise located within any other specific plan or special land use district.

The proposed project is located in the Chatsworth – Porter Ranch Community Plan, and the Plan includes some relevant land use issues, goals, objectives, policies, and programs that must be considered when evaluating the proposed project. However, the plan does not address subdivisions directly and instead addresses residential issues more generally. The community has identified that the intensity of planned land use shall be limited in accordance with “the availability of sewer, drainage facilities, fire protection services and facilities, and other public utilities” and “the compatibility of proposed developments with the existing adjacent developments” (Community Plan, Housing Section, pg.5).

The availability of sewer and drainage facilities in Lurline Avenue, fire and traffic access, as well as other public services and utilities, were found to be adequate or were appropriately mitigated by conditions submitted from the respective departments and to be included in the conditions of approval.

The proposed two-lot subdivision will meet the zoning and density allowed by the proposed R1-1 Zone and Low II Residential General Land Use designation of the Chatsworth – Porter Ranch Community Plan. Properties in the immediate neighborhood range from built densities of R1, RS, and RA single-family homes, and all adjacent properties on the same side of Lurline Avenue are all similarly built at the proposed R1 zone. Therefore a two-parcel subdivision for single-family homes would be compatible with the existing adjacent developments.

Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The RA-1 property (with a proposed (T)(Q)R1-1 zone) is currently developed with a one-story single-family dwelling, which is to remain and no new construction is currently proposed for the site. Surrounding residential properties are zoned R1-1, RS-1, and RA-1 and are developed with single-family homes, with varying lot sizes ranging from 5,200 to 21,100 square-feet. Therefore, the division of this parcel is an infill of a single-family residential neighborhood, and is consistent with the size and scale of surrounding properties.

Additionally, improvements to the site, such as streetscape improvements on Lurline and Napa Street (**Condition 4**) will promote safety and visually enhance the public-right-of-way adjoining the property.

Therefore, as conditioned, the design and improvement of the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

No construction is currently proposed for the site although a new single-family home could be built on Parcel B sometime in the future, and the site has been physically suitable for the existing home on the property for over 60 years. The site is relatively level and is not otherwise located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The site is considered suitable and safe for the proposed development.

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

The subject property falls within the proposed (T)(Q)R1-1 zone, and R1 lots are required to be a minimum of 5,000 sq-ft, with a minimum of 5,000 sq-ft of lot area per dwelling unit. The proposed parcels will be approximately 8,769 sq-ft and 11,976 sq-ft in area and will be of sufficient size and topography to allow for a single-family dwelling on each respective lot, meeting the maximum density allowed by the R1 zone.

- (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 was subject to environmental review, under ENV-2009-3546-MND, which found the project to have a less than significant impact on the environment. The submitted tree



report indicates that one protected tree is located on-site, which is to remain, and the project will be removing seven non-protected trees on the site and has been conditioned to replace the trees on a 1:1 basis. No hazards are known to exist on the site. No potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned as part of the project.

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.

- (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 of the proposed subdivision. The Bureau of Engineering has reported that existing sanitary sewer is available nearby in Calvert Street. The development is required to be connected to the City of Los Angeles' sewer system, and the sewage will be directed to an LA 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

The proposed subdivision will not conflict with the existing Los Angeles County Flood Control District drainage and underground public utility easement within the parcel map boundary. Additionally, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

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

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 North Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid **by 5:00 PM** at one of the City Planning Department Public Counters, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Bl., 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 <http://cityplanning.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.

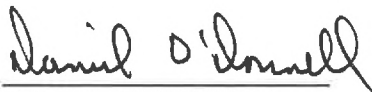
No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person **before 5:00 p.m.**

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

If you have any questions, please call Parcel Maps staff at (818) 374-5050.

These findings shall apply to both the preliminary and final maps for Parcel Map AA-2009-3547-PMLA.

MICHAEL J. LOGRANDE  
Advisory Agency



DANIEL O'DONNELL  
Deputy Advisory Agency

SGG:DOD:mz

cc:

Bureau of Engineering – 4 Maps  
Community Planning Bureau  
Planning Office & 1 Map  
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