

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
CALIFORNIA



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<http://planning.lacity.org>

May 31, 2018

Hagai Rapaport (O)
Magnolia Premier Estates
7116 Valjean Ave.
Van Nuys CA 91406

Drew Wilson (R)
Civil Design and Drafting
885 Patriot Dr. Unit C
Moorpark CA 93021

RE: AA-2014-4297-PMLA
Related Case: N/A
Address: 5201-5207 N. Fulton Ave.
Community Plan: Van Nuys – North Sherman Oaks
Council District: 4
CEQA No: ENV-2014-4298-CE
Zone: R1-1
DM: 171B157
Legal: Lot PT 169, Arb 19, Tract 1000

EXTENSION OF TIME

On March 5, 2015, the Advisory Agency approved Parcel Map No. AA-2014-4297-PMLA composed of a maximum of two single-family lots. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Sections 17.07 A.1 and 17.56 A.1 of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 6 year extension from the decision date for the recording of the final map for AA-2014-4297-PMLA at 5201-5207 N. Fulton Ave. in the Van Nuys – North Sherman Oaks Community Plan.

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

Therefore, the new expiration date for the subject map is March 4, 2026 and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Sarah Hounsell
Deputy Advisory Agency
VPB:SH:AMV:SHW

NOTE: IF THERE IS A RELATED CASE WITH YOUR TRACT/PARCEL, YOU WILL NEED TO APPLY FOR THAT EXTENSION.

cc: Councilmember David Ryu – CD 4

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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DEPUTY DIRECTOR

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INFORMATION
www.planning.lacity.org

Decision Date: March 5, 2015

Appeal Period Ends: March 20, 2015

Gady Givol (A)
Magnolia Premier Estates, Inc.
7116 Valjean Avenue
Van Nuys, CA 91406

Kamran Kazemi (R)
Tala Associates
1916 Colby Avenue
Los Angeles, CA 90025

Reynaldo T. De Rama (E)
Tala Associates
1916 Colby Avenue
Los Angeles, CA 90025

RE: AA-2014-4297-PMLA
Address(s): 5201-5207 North Fulton Avenue
Related Case(s): N/A
Planning Area: Van Nuys - North Sherman
Oaks
Zone : R1-1
D. M. : 171B157
C. D. : 4
CEQA : ENV-2014-4298-CE

In accordance with provisions of Section 17.53 of the LAMC, the Advisory Agency approved Parcel Map No. AA-2014-4297-PMLA, located at 5201-5207 North Fulton Avenue for a maximum **two single-family lots** as shown on map stamp-dated November 18, 2014 in Van Nuys - North Sherman Oaks Community Plan. This 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 will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. 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

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 2-foot wide strip of land be dedicated along Fulton Avenue adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards, including a 20-foot radius property line return at the intersection with Magnolia Boulevard.
2. That a 2-foot wide strip of land be dedicated along Magnolia Boulevard adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards. If necessary and for the preservation of existing Oak tree in the sidewalk area, a 5-foot wide by 10-foot long sidewalk easement be provided adjoining the property line for meandering the existing tree in the vicinity of the tree satisfactory to the Valley Engineering District Office.
3. 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 proposed public right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
4. That any fee deficit under Work Order No. EXP00112 expediting this project be paid.
5. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Fulton Avenue being dedicated and adjoining the subdivision by the construction of a 5-foot wide concrete sidewalk adjacent to the property line; repair or replace any bad order curb and gutter; plant trees and landscape the remaining 7-foot wide parkway area, including any necessary removal and reconstruction of the existing improvements.
 - b. Improve Magnolia Boulevard being dedicated and adjoining the subdivision by the construction of a 5-foot wide concrete sidewalk adjacent the property line; repair or replace any bad order curb and gutter; plant trees and landscape the remaining parkway area, including any necessary removal and reconstruction of the existing improvements.
 - c. Construct concrete curb ramp at the northwesterly corner of the intersection of Magnolia Boulevard and Fulton Avenue as required by the "Americans with Disabilities Act".
 - d. Construct the necessary house connections to serve each parcel and evaluate the efficiency of the existing house connection.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

- 6. 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

Building and Safety approvals are conducted by appointment only. Contact Laura Duong at (213) 482-0434 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.

- 7. 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. 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.
 - b. Obtain permit for the demolition or removal of the existing structure on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copy of the demolition permit and signed inspection card to show completion of the demolition work prior to obtaining the Zoning clearance.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401. Please contact DOT at (818) 374-4691 for any questions regarding the following.

- 8. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the Department of Transportation.
 - b. Fulton Avenue is a designated Secondary Highway in the Streets and Highways Element of the City's General Plan, and consists of a 43-foot half

right-of-way along the project frontage. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section of Secondary Highway is a 45-foot half right-of-way. Therefore, a 2-foot dedication along the Fulton Avenue frontage is required to bring the roadway up to the standard.

- c. Magnolia Boulevard is a designated Secondary Highway in the Streets and Highways Element of the City's General Plan, and consists of a 43-foot half right-of-way along the project frontage. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section of a Secondary Highway is a 45-foot half right-of-way. Therefore, a 2-foot dedication along the Magnolia Boulevard frontage is required to bring the roadway up to the standard.
- d. 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.
- e. That a fee in the amount of \$197 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

Fire Department approvals and review are conducted in Room 1500, 221 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) 482-6504. You should advise any consultant representing you of this requirement as well.

9. 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. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

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.

10. Prior to the recordation of the final map:
- a. 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.
 - b. Construction new street light: one (1) on Magnolia Boulevard. If street widening per BOE improvement conditions, relocate and upgrade street lights; one (1) on Fulton Avenue and one (1) on Magnolia Boulevard.

BUREAU OF SANITATION

11. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

INFORMATION TECHNOLOGY AGENCY

12. 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

Park fees are paid at 1200 West 7th Street, Suite 700, Los Angeles.

13. That the Quimby fee be based on the R1-1 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

14. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the

protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

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.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

15. 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. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.
 - c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. 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.
16. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
17. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees 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

18. That 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 No. 19 of the Parcel Map'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.

19. **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 Parcel 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 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-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-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 clothes to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this parcel map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this Parcel Map 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.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map 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 parcel 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 Section 17.05-N of the LAMC.

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 parcel map 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, on December 30, 2014, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2014-4297-PMLA 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 Van Nuys - North Sherman Oaks Community Plan designates the subject property for Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5. The property contains approximately 11,834 square feet (11,390 square feet after required dedication) and is presently zoned R1-1. The proposed subdivision of one lot into two lots is allowable under the current adopted zone and the land use designation.

The site is 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 to both the specific 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 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.

Fulton Avenue, abutting the property to the east, is a Secondary Highway, dedicated to a width varying between 83 and 86 feet and improved with asphalt roadway and concrete curb and gutter. Magnolia Boulevard, abutting the property to the south, is a Secondary Highway, dedicated to a width varying between 65 and 86 feet and improved with asphalt roadway and concrete curb and gutter and sidewalk on the south side of the street. The Bureau of Engineering is requiring a 2-foot wide strip of land be dedicated along Fulton Avenue adjoining the subdivision to complete a 45-foot wide half right-of-way dedication, including a 20-foot radius property line return at the intersection with Magnolia Boulevard and a 2-foot wide strip of land be dedicated along Magnolia Boulevard adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards. This project is not subject to any Specific Plan requirements. The proposed project will provide parking spaces in conformance with the LAMC. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently improved with a one-story, 1,572 square-foot dwelling and a two-car garage. It is one of the only underutilized properties in the vicinity. The development of this parcel is an infill of an otherwise single-family neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Parcel Map 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 is physically suitable for the proposed type of development.

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

Surrounding properties to the north, east, south and west are in the R1-1 Zone and developed with single-family dwellings. Properties to southeast are in the RE11-1 and R1-1 Zones and developed with single-family dwellings. The proposed project will comply with all LAMC requirements for parking, yards, open space and floor area for the R1-1 Zone. As conditioned, the proposed parcel map will be 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 Department of City Planning, on December 30, 2014, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15. Therefore, there is no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area, does not provide a natural habitat for either fish or wildlife.

Therefore, 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.

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

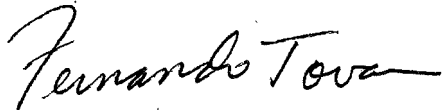
The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate 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.

There is no Public Utility easement located on the property. Therefore, the design of the subdivision and the proposed improvements will not conflict with any Public Easement.

These findings shall apply to both the preliminary and final maps for Parcel Map No AA-2014-4297-PMLA.

Michael LoGrande
Advisory Agency



Fernando Tovar
Deputy Advisory Agency

FT:JC:ON:jq

Note: 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 South Valley Area 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 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 www.lacity.org/pln.

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 at (213) 482-7077 or (818) 374-5050.

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

DAVID H. J. AMBROZ
PRESIDENT
RENEE DAKE WILSON
VICE-PRESIDENT

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(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

FILING NOTIFICATION AND DISTRIBUTION

Parcel Map LA No. AA-2014-4297-PMLA
ENV-2014-4298-EAF
Property Address: 5201 N. Fulton Avenue
CPC No. : N/A

Distribution Date: 11/21/2014

- COUNCIL DISTRICT NO. 4
- Bureau of Engineering
- (8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading
- (2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning
- (1) 10 Days
- Dept. of City Planning – GIS
- Dept. of Transportation, CWPC Section
- (3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit
- (1) 7 days
- Bureau of Street Lighting
- (1) 10 days
- Dept. of Telecommunications
- (1) 10 days
- Street Tree Design
- (1) 10 days
- Department of Recreation and Parks
- (1) 10 days
- Valley DOT – Kevin Ecker
- (1) 10 days
- Valley Branch
- County Health Department
- (1) 10 days
- Imaging

- Housing Department
 - DWP Water Design
 - Sherman Oaks Neighborhood Council
- N.C. please respond with comments within 90 days from "distribution date" (LISTED ABOVE).

Hillside Yes No

Concurrent Zone Change

MODIFICATION REQUEST

Thomas Guide: 562 Grid: D2

D.M.: 171B157

Plan Area: Van Nuys- North Sherman Oaks


RECOMMENDATION REPORTS
DUE BY: 12/31/2014

Please forward reports to the following
e-mail address:

Planning.Expedited@lacity.org

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

Michael J. LoGrande
Director of Planning


Jae Kim

Senior City Planner
Enclosure – Map
CP-1805 (11/03)

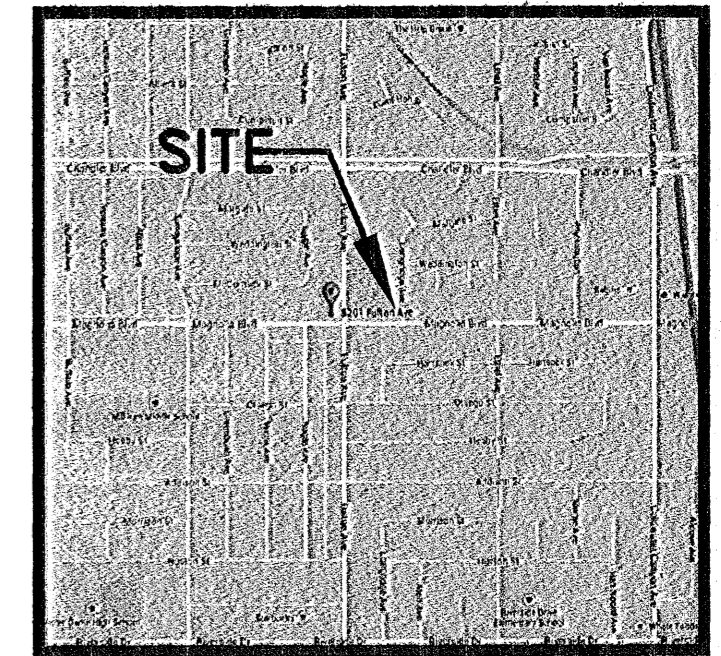
PRELIMINARY PARCEL MAP

FOR SUBDIVISION PURPOSES

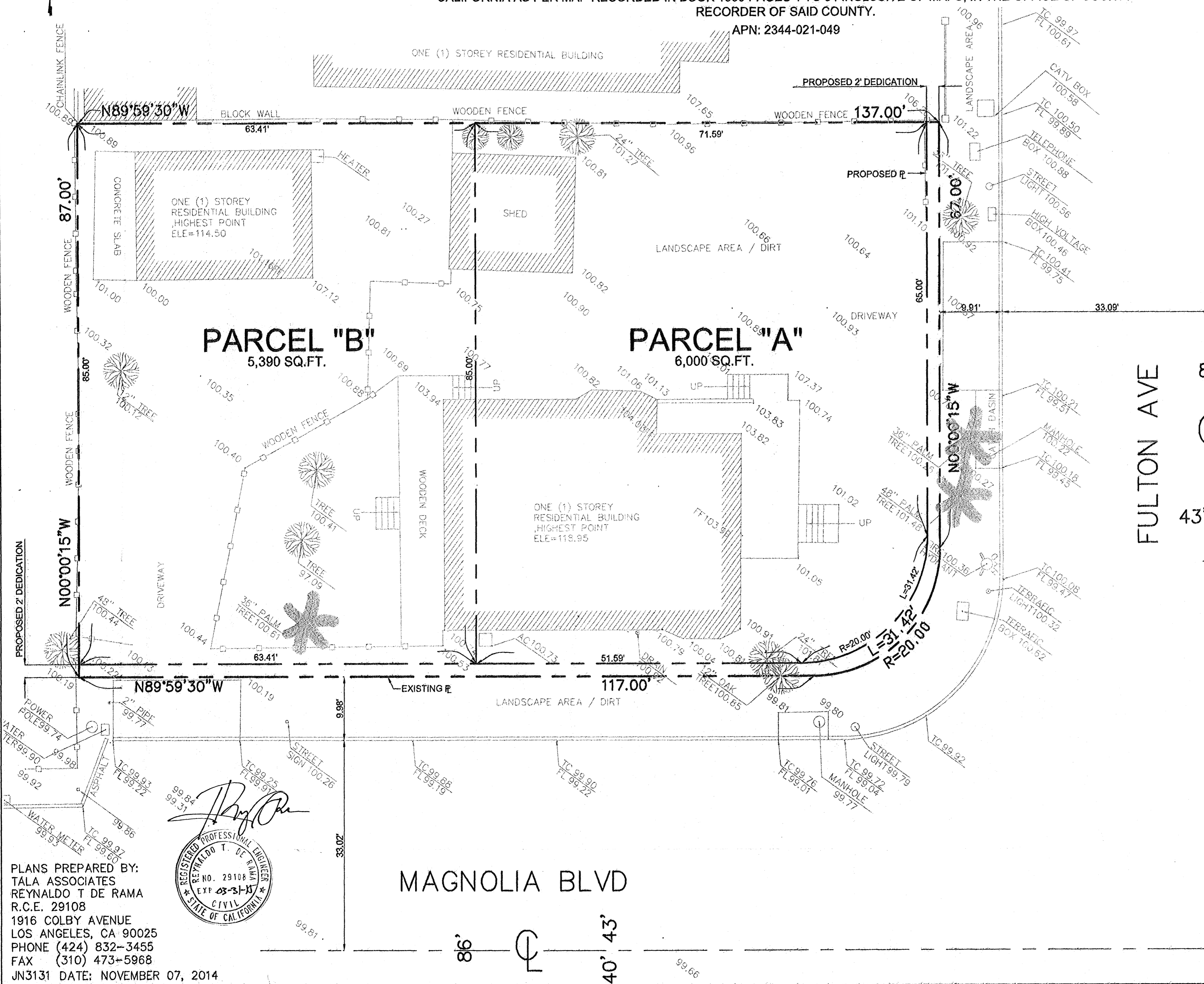
PORTION OF LOT 169 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1000 PAGES 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 2344-021-049

SCALE: 1"=10'



VICINITY MAP
N.T.S.



TRACT MAP NOTES

OWNER/SUBDIVIDER
MAGNOLIA PREMIER ESTATES, INC.
7118 VALJEAN AVENUE
VAN NUYS, CA. 91406
(310) 666-8985
ATTN: GADY GIVOL

SITE ADDRESS:
5201 FULTON AVENUE
LOS ANGELES, CA. 91401

AREA BEFORE DEDICATION: 11,834.09SQ. FT. = 0.271 ACRES

AREA AFTER DEDICATION: 11,390 SQ. FT. = 0.261 ACRES

AREA:
PROPOSED PARCEL "A" - 6,000SQ.FT. = 0.137 ACRES
PROPOSED PARCEL "B" - 5,390SQ.FT. = 0.123 ACRES
TOTAL AREA AFTER DEDICATION-11,390SQ.FT. = 0.261 ACRES

INTENDED USE CLASSIFICATION:

PARCEL "A" - RESIDENTIAL
PARCEL "B" - RESIDENTIAL

NOTES:

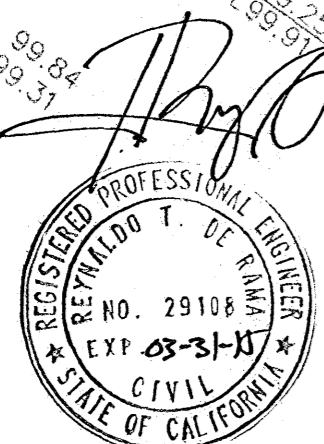
1. NO AREA IS SUBJECTED TO FLOODING.
2. NO PROTECTED SPECIES ON THE SITE.
3. ALL UTILITIES ARE AVAILABLE TO SITE.
4. PROPOSED PROJECT: 2 PARCELS
5. EXISTING ZONE: R1-1 PROPOSED ZONE: SAME
6. NO EASEMENT EXCEPT SHOWN HEREON.
7. NO GEOLOGICAL HAZARDOUS AREA.
8. SEWER IS AVAILABLE TO THE SITE.
9. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
10. SITE IS IN LIQUEFACTION.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
PARCEL MAP

NOV 18 2014

PREVIOUS MAP EXTENSION OF TIME
FINAL MAP UNIT MODIFIED
EQUITY ADVISORY AGENCY

PLANS PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29108
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968
JN3131 DATE: NOVEMBER 07, 2014



MAGNOLIA BLVD

FULTON AVE
86'
43' 25'

86'
40' 43'