

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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(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

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

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

<http://planning.lacity.org>

Decision Date: May 5, 2017

Appeal End Date: May 22, 2017

Karnig Dukmajian (O/A)  
6352 Wynne Avenue  
Tarzana, CA 91355

Ronald Rosenblum (R)  
23471 Park Colombo  
Calabasas, CA 91302

Re: AA-2016-4435-PMLA  
6733 – 6737 Morella Avenue  
North Hollywood- Valley Village  
Community Plan Area  
Zone : R1-1  
D.M. : 180-B-169  
C.D. : 2  
CEQA: ENV-2016-4436-CE  
Legal Description: Lot 2; Tract  
10874

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued Categorical Exemption (ENV-2016-4436-CE) as the environmental clearance; approved Parcel Map AA-2016-4435-PMLA for a maximum 2-parcel single-family development, and approved lot widths of 40 feet as shown on map stamp-dated November 18, 2016 in the North Hollywood-Valley Village Community Plan; and also approved, pursuant to LAMC Section 12.53 J an adjustment to allow a reduced lot width of 40 feet for Lot A and Lot B in lieu of the 50-foot requirement. 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 shall legally interpret the Zoning Code as it applies to this particular property.

**NOTE** on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

**BUREAU OF ENGINEERING**

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

1. That Board of Public Works approval 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. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
2. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Morella Avenue adjoining the subdivision by the construction of a 6-foot wide concrete sidewalk adjacent to the property line; repair and replace any broken curb, gutter; plant trees and landscape the parkway area.
  - b. Construct the necessary mainline sewer and house connections to serve each parcel, or any other arrangement acceptable to the Valley Engineering District Office.

**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.*

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. 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.

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

**DEPARTMENT OF TRANSPORTATION**

*Transportation approvals are conducted at 6262 Van Nuys Boulevard, 3<sup>rd</sup> Floor, and Room 320. Please contact Taghi Gharagozli at [taghi.gharagozli@lacity.org](mailto:taghi.gharagozli@lacity.org) or 818-374-4699 for any questions regarding the following:*

4. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:
  - a. A driveway width of W:26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway width of W=18 feet is required for all other single family residential sites with direct street access.
  - b. 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.
  - c. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 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 at 201 North Figueroa Street, 3<sup>rd</sup> floor. 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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.*

5. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
  - a. 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 less than 28 feet in width.

- b. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- c. Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- d. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

### **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.*

- 6. 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 as stamped on the memo dated January 18, 2017.
  - a. Improvement Condition: Construct new street light: one (1) on Morella Avenue.

Note: 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 condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

### **BUREAU OF SANITATION**

- 7. 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.

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

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

8. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

9. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

Replacement by a minimum of 24-inch box trees in the parkway and nine (9) trees on the site to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency.

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**

*Approvals are conducted at 6262 Van Nuys Boulevard, Room 251, unless otherwise indicated.*

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of two (2) lots.
  - b. A minimum of two (2) covered parking spaces per dwelling unit shall be provided.
  - 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 not such wall already exists and excepted in required front yard.
  - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - 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.
  - f. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

- g. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved pursuant to Los Angeles Municipal Code (LAMC) 17.53-J, a Zoning Administrator's Adjustment to allow a reduced lot width of 40 feet for Parcel A and Parcel B in lieu of the 50-foot width required of the LAMC Section 12.07.01-C.4.
- h. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

### **FINDINGS OF FACT (CEQA)**

The Department of City Planning, on November 18, 2016, determined that the City of Los Angeles for the implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15, ENV-2016-4436-CE.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Parcel Map No. AA-2016-4435-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 adopted North Hollywood–Valley Village Community Plan designates the subject property for Low Residential Land uses with the corresponding zones of RE9, RS, and R1. The 0.24 acre property is zoned R1-1. A request for lot width adjustment is being processed concurrently with the above parcel map case. The project site is not located within a geographic specific plan area. The adopted plan zone allows for the proposed subdivision as one lot is permitted for each 500 square feet area.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by Ordinance No. 172,081 have been reviewed and it has been determined that this project is not located in a hazardous flood area (Outside the Flood Zone). Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

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

Morella Avenue is a Local Street developed with street and asphalt along its 80-foot street frontage. The Department of Transportation has conditioned a minimum 18-foot wide driveway widths to each of the proposed new dwellings. Bureau of Engineering has conditioned the addition of a curb, gutter, landscaped parkway, and new sidewalk.

This site is not subject to any specific plan requirements. The improvements of the proposed subdivision as conditioned are consistent with the intent and purpose of the applicable General Plan.

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

The site is one of several under improved properties in the vicinity. The subdivision follows the rectangular lot patterns show in the neighborhood to the west, south, and east. The existing site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The Department of Building and Safety, Grading Division has approved the Parcel Map without conditions.

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

The surrounding land uses and zoning within the vicinity are zoned R1-1, RD1.5-1, R3-1, [Q]C2-1, and PF-1VL. Properties to the south and the west are developed with single-family dwellings. The properties to the north along Vanowen Street are developed multi-family residential and public facilities. Finally, to the east, properties are developed with single family dwellings along Morella Avenue, Welby Way, and Archwood Street, multi-family residential along Vanowen Street, and commercial buildings at the corner of Vanowen Street and Lankershim Boulevard further west. The project site is of sufficient size for a two lot single-family home subdivision and the density of the proposed is consistent with that of adjoining single family residential developments.

- (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 categorical exemption issued on November 16, 2016 is for the division of property into two parcels when the division is in conformance with the General Plan,



and the parcel was not involved in a division of larger parcel within the previous two years, and the parcel is relatively flat. The project site is not located in a slope stability area, high erosion hazard area or fault-rupture study zone.

According to the submitted tree plan (certified by Larry G. Tison, a licensed landscape architect on October 5, 2016), there are 8 existing non-protected trees on site.

The project identifies no potential adverse impact on fish or wildlife resources as far as plant life is concerned. 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. Therefore, the design and proposed improvements are not likely to cause damage to 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 are no apparent health problems that might be caused by the design or construction of the proposed single family residences. The Bureau of Engineering has reported that existing sanitary sewer is available under Welby Way adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

**ADJUSTMENT FINDINGS (Sections 12.28-C.4 and 17.53-J):**

- (h) **The granting of the adjustment shall result in development that is compatible and consistent with the surrounding uses, and shall create no adverse impacts or any adverse impacts have been mitigated.**

The zoning regulations require minimum lot area, setbacks from property lines, and lot width in order to provide for compatibility between respective properties as well as to ensure access in the event of an emergency. However, such regulations are written on a Citywide basis and cannot take into account individual unique characteristics, which a specific parcel and its intended use may have with a community or neighborhood.

The project site is within the R1-1 Zone where the minimum lot area is 5,000 square feet and the lot width minimum is 50 feet. The density requirement for the R-1 Zone is a minimum of 5,000 square feet of lot area for each dwelling. The two properties

to the north, (6739 North Morella Avenue and 6741 North Morella Avenue) in the same R1-1 Zone were permitted with a reduced lot width of 40 feet each. Moreover, the resulting density is consistent and compatible with the surrounding properties and with the pattern of residential uses in the area. The adjacent properties are also improved with developments of equivalent or greater density.

In this instance, the Los Angeles Municipal Code's (LAMC's) desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide more new single-family residential dwellings to be accommodated in a manner consistent with the intent and purpose of the zoning regulations. The proposed site shall allow for ample access and setbacks such that surrounding uses shall not be negatively impacted. Further developing this site alternatively as a flag-lot would be out of character with the neighborhood.

- (i) **That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.**

Strict adherence to the area regulations of the R1-1 Zone, which require a minimum lot width of 50 feet, creates impractical difficulties inconsistent with the general intent of zoning regulations and the General Plan. The general purpose of the area regulations is to maintain consistency and compatibility in design and uses in single-family neighborhoods. In this case, the Applicant proposes relief from the required minimum lot width of 50 feet, a minor deviation from of 20 percent (40 feet proposed for each lot instead of the 50 feet required), which are allowed to be applied for under an Adjustment and is granted herewith by the Deputy Advisory Agency.

- (j) **The granting of the adjustment is in conformance with the intent and purpose of the General Plan, and with the spirit and intent of the Planning and Zoning Code of the City.**

The project site is within the adopted North Hollywood- Valley Village Community Plan, which designates the subject property for Low Residential density with corresponding zones of RE9, RS and R1. The General Plan is silent on issues related to slight reductions in minimum lot width. However, approval of the request is in substantial conformance with the general intent of the General Plan, including Policy 1-1.2: Protect existing single family residential neighborhood from new, out of scale development. Policy 1-1.3: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses. The recommended 20 percent adjustment is substantially consistent with the land use designation on the plan map and is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted Community Plan. Furthermore, the development of this site in conformance with the underlying land use designation supports the housing production policies of the Community Plan.

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

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

To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit 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 Blvd., Room 251  
Van Nuys, CA 91401  
(818) 374-5050

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

**Appeal forms are available on-line at [www.planning.lacity.org](http://www.planning.lacity.org)**

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time has been requested and granted in person before the end of such period.

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

If you have any questions, please call Counter staff at (213) 482-7077 (Los Angeles) or (818) 374-5050 (Valley).

These findings shall apply to both the preliminary and final maps for Parcel Map AA-2016-4435-PMLA.

Vincent P. Bertoni, AICP  
Director of Planning



SARAH HOUNSELL  
Deputy Advisory Agency

SH:DP:mkc

**GENERAL NOTES**

1. ADDRESS: 6733 MORELLA AVENUE NORTH HOLLYWOOD, CA 91606
2. APN: 2322-014-003
3. LOT AREA: 10,536 SQ. FT.
4. ZONING: R1-1
5. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON SITE
6. ALL EXISTING TREES ON SITE TO BE REMOVED
7. NO HAZARDOUS CONDITIONS EXIST ON SITE

**LEGAL DESCRIPTION**

LOT 2 OF TRACT NO. 10874, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 246, PAGES 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL AREAS**

PROPOSED PARCEL A: 5,268 SQ. FT. (0.121 AC)  
 PROPOSED PARCEL B: 5,268 SQ. FT. (0.121 AC)

**TREE LISTING**

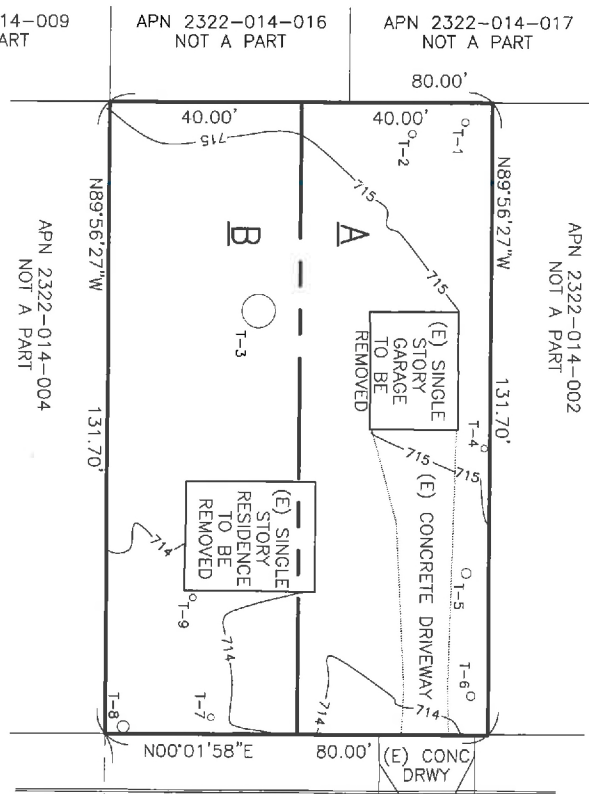
- T-1. 12" YUCCA
  - T-2. 12" YUCCA
  - T-3. 7" ASH
  - T-4. 12" CHINESE ELM
  - T-5. 15" CITRUS
  - T-6. 15" CITRUS
  - T-7. 8" CITRUS
  - T-8. 30" CHINA BERRY
  - T-9. 10" PITTIOSPORUM
- ALL OF THE ABOVE TREES TO BE REMOVED. ALL ARE NON-PROTECTED.

**PERSONNEL**

1. PROPERTY OWNER:  
 DECCA DEVELOPMENT, INC.  
 CONTACT: KARNING DUKMAJIAN  
 6352 WYNNE AVE.  
 TARZANA, CA 91335  
 (818) 438-5807
2. MAP FILING CONTACT PARTY:  
 KARNING DUKMAJIAN  
 6352 WYNNE AVE.  
 TARZANA, CA 91335  
 (818) 438-5807
3. PREPARED BY:  
 DECCA DEVELOPMENT, INC.  
 CONTACT: KARNING DUKMAJIAN  
 6352 WYNNE AVE.  
 TARZANA, CA 91335  
 (818) 438-5807  
 DATE: NOVEMBER 9, 2016

VANOWEN STREET

LOS ANGELES DEPT. OF CITY PLANNING  
 SUBMITTED FOR FILING  
 PARCEL MAP  
 NOV 18 2016



MORELLA AVENUE

WELBY WAY

ARCHWOOD STREET

**PARCEL MAP**

SCALE: 1" = 40'

AA 2016-4435

