

69616

TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles – Department of City Planning

APPLICANT INFORMATION

Applicant's Name: Aron Sperling Company: _____
 Address: 12130 Nugent Dr. Telephone: 818-262-0600
Granada Hills, CA 91344 E-mail: _____

PROJECT ADDRESS: 12130 Nugent Dr. **ENVIRONMENTAL CASE #:** ENV-2008-570-MND

PROJECT DESCRIPTION

Tentative Tract Map 69616, subdivision of 1 lot into 4 single-family lots.

Subdivision Case No. (if applicable):	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
TT-69616	10-28-10	10-28-13	10-28-17
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:

* may be eligible for an additional discretionary extension per LAMC

DISCLAIMER

This Time Extension does not grant a vested right to proceed. If your project has not been vested, then your project may be subject to new zoning ordinances adopted after your project was approved. A new discretionary land use approval and updated environmental documentation may be required in order to issue the necessary permits from the Department of Building and Safety.

CEQA ADEQUACY**

No Yes Does the current project substantially conform to the project as approved?

No Yes Did the subject discretionary approval consider significant aspects of the project?

If "Yes", which significant aspects were considered?

Building Location Height Density Use Parking Access

Other: _____

No Yes Was the environmental documentation for the project completed in compliance with the City's CEQA Guidelines?

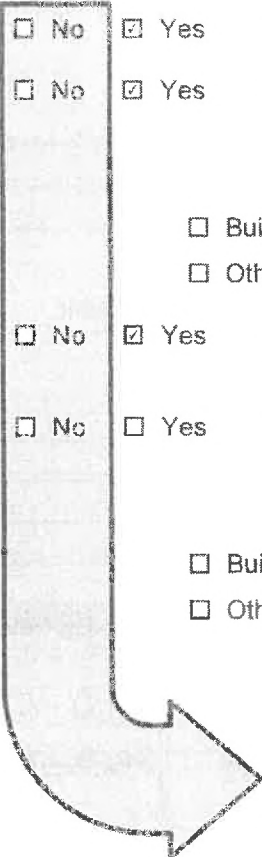
No Yes For projects **without** a Categorical Exemption, did the EIR, MND, ND, or other environmental document consider significant aspects of the project?

If "Yes", which significant aspects were considered?

Building Location Height Density Use Parking Access

Other: _____

N/A



If any of the four questions can be answered "No", then the prior discretionary approval and environmental review did not consider significant aspects of the approved project and the existing environmental documentation under CEQA is not adequate for the issuance of the extension.

Director's Written Finding: The prior discretionary approval and environmental review considered significant aspects of the approved project and the existing environmental documentation under CEQA is adequate for the issuance of the extension.

This time extension is based on AB 208 (2yrs) and AB 116 (2yrs).

YES NO***

Completed by:	Date:	If Director's Written Finding "YES", Stamp:
<i>Rick Torres</i>	<i>6-23-16</i>	<p>APPROVED</p> <p>STAFF _____</p> <p>DATE _____</p>

** Time Extensions for subdivisions do not need to make the CEQA adequacy finding.
 *** If "NO", the Director of Planning may require additional environmental review or documentation.

If "NO", please explain why CEQA is not adequate:

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
www.planning.lacity.org

Decision Date: October 28, 2010

Appeal End Date: November 7, 2010

Aaron Sperling (O)
12130 Nugent Drive
Granada Hills, CA 91344

NIR Teitler(O)
5614 Cedros Avenue
Van Nuys, CA 91411

Case: Tentative Tract 69616
12130 N. Nugent Drive
Community Plan: Granada Hills- Knollwood
D.M. : 216B129
Zone : RE15-1-H
Land Use: Very Low II Residential
C.D. : 12
CEQA : ENV-2008-570-MND

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 69616 for a maximum of four single family lots as shown on revised map stamp-dated August 10, 2010. This unit density is based on the RE15-1-H 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 will legally interpret the Zoning Code as it applies to this particular property.) 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. 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.

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's approval is subject to the following conditions:

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. Georgic Avanesian by calling (213) 977-6335.

1. That applicant shall submit hydrology and hydraulics calculations including drainage and grading plans to City Engineer's office in Van Nuys City Hall (Valley Engineering District 3rd floor) to determine any development that may affect the existing natural water-course within the tract property.
2. That the applicant record a Covenant and Agreement stating that prior to issuance of any building permit they obtain the necessary permits for any construction adjacent and/or above any existing water course within the tract property.
3. That a charge of \$950.00 per acre be paid into the Shoshone Avenue and Rinaldi Street Drainage District Facilities Account of Board of Public Works trust Fund prior to the recordation of the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

4. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter Geology and Soil Report Approval Letter dated August 4, 2009, Log No. 68062.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

5. 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. 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 a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the grading permit and signed inspection card to show completion of the work.
 - c. The submitted Map does not comply with the minimum lot width (80 ft.), lot area (15,000 s.f.), front yard(s), side yard(s), and maximum density (15,000 s.f. of lot area/dwelling unit) requirement of the RE15-1-H Zone. Revise the Map to show compliance with the above requirement(s) or obtain approval from the Department of City Planning.
 - d. 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.

- e. Show that the existing building to remain complies with the required front and side yard setbacks pursuant to LAMC 12.07.01C.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check."

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

Notes:

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 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

6. That 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 be provided between any security gate(s) and the property line.
 - b. 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.
 - c. 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. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400,
 - d. 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.

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.

7. That 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 conditions:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
 - b. 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.
 - c. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - d. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - e. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
 - f. 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.

DEPARTMENT OF WATER AND POWER

8. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. **(This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)**

BUREAU OF STREET LIGHTING – SPECIFIC CONDITION

*Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200, **213-847-1341**. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 6. Contact **213-847-1547** for information regarding the street lighting design/plan.*

9. 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.

BUREAU OF SANITATION

10. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

11. 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 Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

12. That the Quimby fee be based on the proposed RE15-1-H 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. Checks should be made payable to the Department of Recreation and Parks and may be mailed to 221 N. Figueroa Street, Los Angeles, CA 90012, Telephone (213) 202-2678.

MUNICIPAL BUS SERVICES (MTA)

13. Prior to obtaining any permits for the subject property, subdivider shall contact Metro Bus Operations Control Special Events Coordinator at (213) 922-4632 to obtain a letter of approval regarding any project related construction activities that may impact Metro bus lines. Other Municipal Bus Service Operators may also be impacted and therefore should be included in construction outreach efforts.

URBAN FORESTRY DIVISION

14. Prior to the issuance of a grading permit, the applicant shall submit a tree report prepared by a Municipal Code-designated oak tree expert as designated by LAMC Ordinance No. 153,478, for approval by the Street Tree Division of the Bureau of Street Services.

A minimum of four protected trees shall be planted for each one that is removed. The canopy of the trees planted shall be in proportion to the canopies of the trees removed per Ordinance No. 153,478. This condition is up to the discretion of the Urban Forestry Division.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at 6262 Van Nuys Boulevard, Room 430, unless otherwise indicated.

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 four single-family lots.
- b. Provide a minimum of two covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.
- c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. 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. Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with the Community Plan.
 - e. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. A maximum 3 ½ foot high slumpstone or decorative masonry wall shall be constructed on the north side of the proposed guest parking spaces. The walls shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - f. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. **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.

- h. **Air Filtration.** The applicant shall install 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.
- i. **Advisory Agency additional development requirements and/or limitations as follows:**
1. All four lots shall have a minimum of 15,000 square feet.
 2. That no retaining walls be used in this subdivision to maximize lot and pad size or to fulfill grading requirements. Where retaining walls are necessary, they should be limited to a maximum exposed area of 5 feet. To be aesthetically pleasing, retaining walls shall be surfaced with materials that blend into the natural terrain (such as natural or artificial stone veneer). Landscaping to mitigate the appearance of retaining walls is encouraged.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

16. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Mitigation Condition No(s). 17 and 18** of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
17. 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:

Aesthetics (Hillside Site Design)

- MM-1 Grading shall be kept to a minimum.
- MM-2 Natural features, such as prominent knolls or ridge lines, shall be preserved.
- MM-3 The project shall comply with the City's Hillside Development Guidelines.

Aesthetics (Landscaping)

- MM-4 All open spaces not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including automatic irrigation plan, prepared by a landscape architect to the satisfaction of the decision maker.

Aesthetics (Light)

MM-5 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

Air Pollution (Stationary)

MM-6 RESIDENTIAL – An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.5 Minimum Efficiency Reporting Valve (MERV) of 11, to the satisfaction of the Department of Building and Safety.

Wildlife Corridor

MM-7 Post-Construction landscape treatment shall be implemented to ensure preservation of habitat of wildlife. Where habit has been preserved, use of native plant materials shall be required.

MM-8 Nesting Native Birds

a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, purse, catch, capture, or kill (Fish and Game Code Section 86).

b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat the applicant shall:

- i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- ii. If a protected native bird is found, the applicant shall delay all clearances/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31.
- iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of second attempt at nesting. The buffer zone from the nest shall be established in the field

with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

- iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal Laws pertaining to the protection of native birds.

Tree Removal (Locally Protected Species)

MM-9 Prior to 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 decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

MM-10 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and or the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.

MM-11 The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'.

Seismic

MM-12 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

Explosion/Release (Methane Gas)

MM-13 All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

Single Family/Multi Family Hillside Dwelling

MM-14 Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- MM-15 Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-16 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-17 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-18 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-19 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-20 Promote natural vegetation by using parking lot islands and other landscape areas.
- MM-21 Preserve riparian areas and wetlands.
- MM-22 Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- MM-23 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- MM-24 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-25 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- MM-26 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-27 The storage area must be paved and sufficiently impervious to contain leaks and

spills.

MM-28 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

MM-29 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

Public Services (Fire)

MM-30 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and 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.

18. **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 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

CM-2 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.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- 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.
- 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.

Air Quality

- CM-3 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-4 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-5 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-6 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-7 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-8 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- CM-9 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-10 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-11 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- CM-12 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-13 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.

Grading

- CM-14 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site.

Channels shall be lined with grass or roughened pavement to reduce runoff velocity.

CM-15 Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include 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.

CM-16 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

General Construction

CM-17 Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

CM-18 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 shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CM-19 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-20 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.

CM-21 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

CM-22 Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.

CM-23 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

Hillside Mitigation Measures

CM-24 The applicant shall obtain a haul route approval from the Board of Building and Safety Commissioners for export/import in excess of 1,000 cubic yards.

CM-25 All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.

CM-26 The applicant shall provide a staked signage at the site with a minimum of 3-inch

lettering containing contact information for the Senior Street Use Inspector, the Senior Grading Inspector, and hauling or general contractor.

- CM-27 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM-28 LADBS shall stagger haul trucks based upon a specific area's capacity, as determined by LADOT, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
- CM-29 LADOT shall recommend to the Building and Safety Commission office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number flag people.
- CM-30 Trucks having no current hauling activity shall not idle but be turned off.
- CM-31 The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- CM-32 No parking shall be permitted on street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- CM-33 In order to preserve adequate access for emergency vehicles, all construction material shall be stored on-site and not on the street during hauling operations.
- CM-34 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

DEPARTMENT OF CITY PLANNING-STANDAR 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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map.

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 Municipal Code.
 - (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 comply 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 Traffic 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.
 - i. Relocate and upgrade one (1) street light on Nugent Drive.

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 condition S-3 (i), 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 Street Tree 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 Street Tree Division ((213) 847-3077) 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:
19. **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.

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.

Any removal of the existing street trees shall require Board of Public Works approval.

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 17.05N of the Los Angeles Municipal Code.

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 Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV 2008-570-MND on 9/24/2008. The Committee found that potential negative impact could occur from the project's implementation due to:

- Aesthetics
- Biological Resources
- Geology and Soils
- Hazards and Hazardous Materials

Hydrology and Water Quality
Noise
Public Service

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2008-570-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(s). 16, 17 and 18** 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 Initial Study prepared for the project identifies potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with structures and does not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), 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. 16**.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. TT-69616 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 project is located in the Granada Hills-Knollwood Community Plan area and in the Granada Hills North Neighborhood Council area. The subject property is zoned RE15-1-H with a land use designation of Very Low II Residential.

The property contains a gross area of approximately 82,688 square feet (1.89 Acres). No companion case is filed with this Tract Map case. No zone change or adjustments are requested for this project. The parcel does not have any attached Q, T, or D conditions with the zone, and is not located in a specific plan, community design overlay district, or historic preservation overlay zone.

The proposed development of four single-family residential dwellings is allowable under the zone of RE15-1-H and the land use designation of Very Low II Residential. However, the property is subject to Footnote 11 in the Community Plan:

Footnote 11. *In areas designated for "Minimum" density housing, the dwelling unit density shall not exceed that allowed by the slope density ordinance (LAMC 12.05-C) or the Hillside Ordinance (No. 168159). Exceptions to the "Minimum" density designation may be made allowing 1 acre lots with a less than 15% grade. For hillside areas designated "Very Low I" or "Very Low II", which contain areas of exceptionally steep topography*

(more than 15% slope) the Advisory Agency shall consider limiting development to lower densities, including "Minimum" density. Factors to be considered should include, but not be limited to: steepness of slope, amount of grading, soil stability, erosion, land division patterns, and vehicular access.

Based on the review of the project against Footnote 11, the project has been downsized from five lots to four lots.

HILLSIDE DEVELOPMENT

Regarding hillside development in general, the Plan states that proposed projects "should keep with the low density and rural, horsekeeping character of the area." The Granada Hills-Knollwood Community Plan also contains additional specific policies and standards regarding hillside subdivision and densities, which maintain that "subdivision maps shall include a site design plan that is both safe and sensitive to the natural topography and rural character of the hillside area" and retains the natural terrain to the greatest extent possible. To meet this policy goal, the Plan requires that a detailed grading plan be submitted for the approval of the Deputy Advisory Agency, which shall utilize landform grading approach and techniques as outlined in the "Planning Guidelines Landform Grading Manual" (Department of City Planning, Los Angeles), as well as the Hillside Ordinance. The plan also encourages the use of split-level architectural design to reduce grading, and discourages usage of any retaining walls in subdivisions to maximize lot and pad size or to fulfill grading requirements.

The project complies with the intent of the hillside development standards in that the intensity of the use of the parcel will still remain as low density for single-family dwellings. In addition, no retaining walls will be used in this subdivision to maximize lot and pad size or to fulfill grading requirements. Where retaining walls are necessary, they should be limited to a maximum exposed area of 5 feet. To be aesthetically pleasing, retaining walls shall be surfaced with materials that blend into the natural terrain (such as natural or artificial stone veneer). Landscaping to mitigate the appearance of retaining walls is strongly encouraged as part of the Planning Department conditions.

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

The proposed development of four residential single-family dwellings is allowable under the proposed zone of RE15-1-H and the land use designation.

The Map does not state whether any hazards are known to exist on the site, however the property is located within a very high fire hazard severity zone, methane hazard site (Methane Buffer Zone, Methane Zone), high wind velocity area, landslide, hillside grading zone, and approximately 1.73 miles from the nearest fault.

Therefore, as conditioned, 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.

The subject lot in a hillside designated area. The entire parcel is approximately 1.89 acres (gross) and each parcel will be at a minimum of 15,032 square feet. Lot "A" currently has a two-story single-family dwelling, which will remain as part of the development. Lots B, C and D will also be developed with single-family homes and are currently vacant.

The Environmental Review conducted by the Department of City Planning, Case No. ENV-2008-570-MND (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area is consistent with existing development and urban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via implementation of mitigation measures as identified under the Conditions of Approval for this project.

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

The subject site is presently zoned RE15-1-H with "Very Low II Residential" general plan land use which requires each lot to maintain 15,000 square feet per lot and allows for the proposed use of single family dwellings of up to 45 feet in height. The zoning also designates that the subject site is within an "H" Hillside or mountainous area and is subject to the Granada Hills-Knollwood Community Plan footnotes 11.

Footnote 11. *In areas designated for "Minimum" density housing, the dwelling unit density shall not exceed that allowed by the slope density ordinance (LAMC 12.05-C) or the Hillside Ordinance (No. 168159). Exceptions to the "Minimum" density designation may be made allowing 1 acre lots with a less than 15% grade. For hillside areas designated "Very Low I" or "Very Low II", which contain areas of exceptionally steep topography (more than 15% slope) the Advisory Agency shall consider limiting development to lower densities, including "Minimum" density. Factors to be considered should include, but not be limited to: steepness of slope, amount of grading, soil stability, erosion, land division patterns, and vehicular access.*

The average slope for the area exceeds the 15% grade and is to be considered for a lower density designation. The factors that should be considered are as follows: Steepness of the Slope- the site exceeds 15% grade; Amount of grading- the Geology and Soils Report Approval Letter dated August 4, 2009 (Log #68062) from the City of Los Angeles Department of Building and Safety Grading Division limits the amount of all graded slopes to be no steeper than 2:1 (50% slope); Soil Stability- the site is on a landslide hazard zone and has been conditioned by the City of Los Angeles Department of Building and Safety Grading Division to meet their criteria before any permits will be issued; Land Division Patterns- the proposed subdivision is consistent with surrounding parcels; Vehicular Access- the subject site fronts along Nugent Drive for ready access from constructed driveways. Due to these restrictions, the allowable dwelling density for this property does not allow for any adjustment to the yard setbacks, lot widths, or lot area.

Based on the above information and community input from the advisory agency hearing on

January 14, 2010, the project has been modified from the original submittal of five lots to four lots.

The General Plan identifies (through its Community Plan) geographic locations where planned and anticipated densities are permitted. Zoning applied to subject sites throughout the city are allocated based on the type of land use, physical suitability and population growth that is expected to occur. The zone (RE15-1-H) affecting the project site permits the proposed densities as follows:

The required minimum lot area per dwelling unit under the RE15-1-H Zone is 15,000 square feet. The density of four single-family dwellings on one lot having an area of 71,890 net square feet is consistent with the general provisions and area requirements of the Planning and Zoning Code.

Based on the density calculation, land uses in the vicinity, the environmental assessment and the historical use of the subject property, this subdivision involves a density consistent with the General Plan Designation and proposed Zoning applying to the project site. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

The site is physically suitable for this type of a low density 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 Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, risk of upset are concerned.

Furthermore, the project site, as well as the surrounding area is presently developed with 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 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.

Any public access for roads and utilities will be acquired by the City prior to recordation of

the proposed tract map.

- (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)
- 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.
 - 2) 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.
 - 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
 - 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
 - 5) 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.

These findings shall apply to both the tentative and final maps for Tract No. TT-69616.

MICHAEL J. LOGRANDE
Director of Planning



DANIEL O'DONNELL
Deputy Advisory Agency

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 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 Bl., Room 251
Van Nuys, CA 91401
818.374.5050

Forms are also available on-line at www.lacity.org/pln.

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.

If you have any questions, please call Subdivision staff at (818) 374-5061.

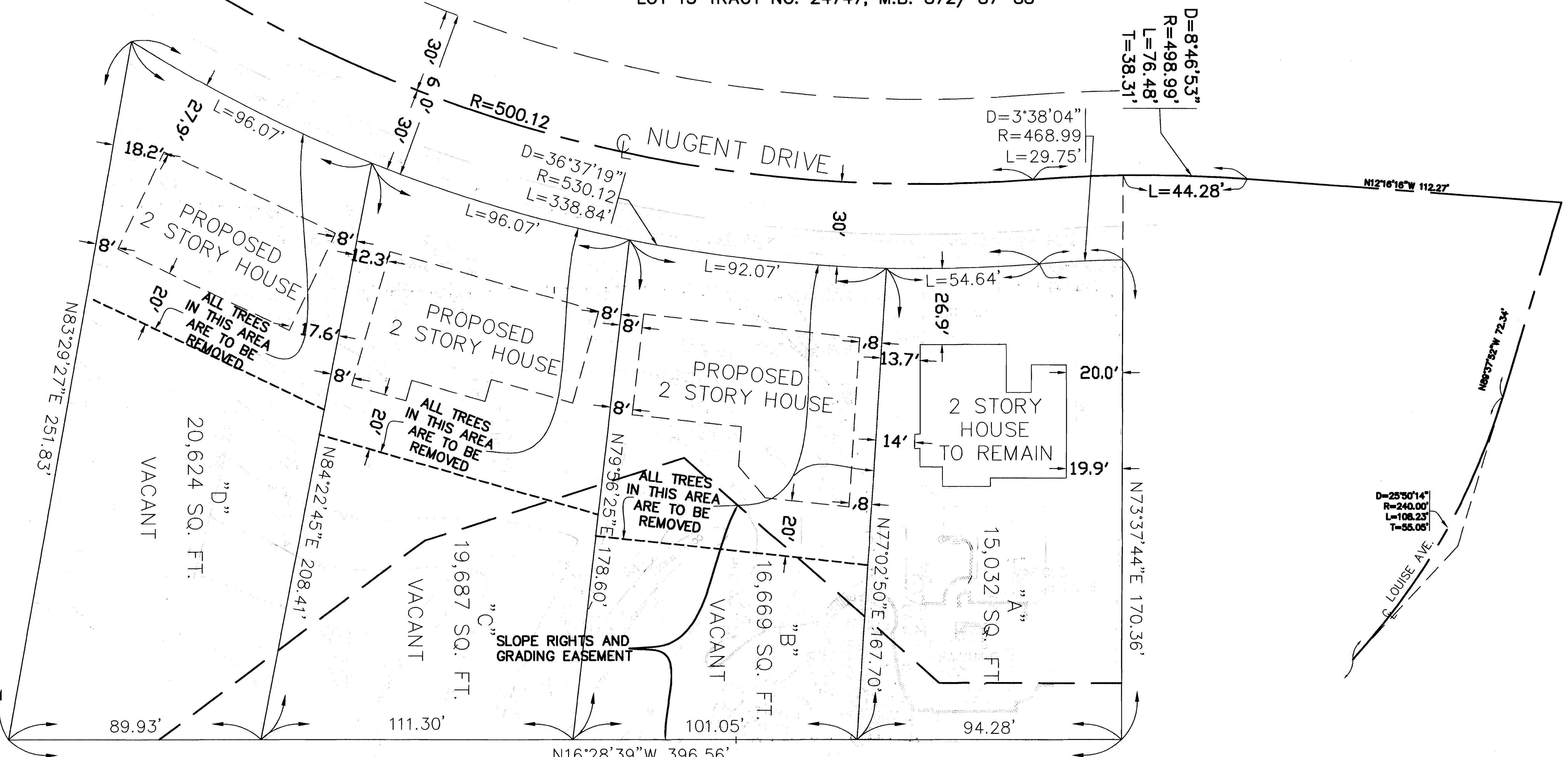
ML:DO:SM

Cc: Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M. 186B129
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
Room 600, 221 N. Figueroa Street

TENTATIVE TRACT MAP NO. 69616

BEING A SUBDIVISION OF
LOT 15 TRACT NO. 24747, M.B. 872/ 87-88



NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NUMBER 19473110 DATED MAY 16, 2006.
- SITE ADDRESS: 12130 NUGENT, GRANADA HILLS CA. 91344
- ASSESSOR'S PARCEL NUMBER (APN): 2608-033-023
- TOTAL NET LAND AREA: 71,890 SQ. FT. 1.650 ACRES
TOTAL GROSS LAND AREA (TO STREET CENTERLINE): 82,688 SQ. FT. 1.898 ACRES
- LEGAL OWNER/SUBDIVIDER: AARON SPERLING
12130 NUGENT DRIVE
GRANADA HILLS, CA 91344
TEL: (310) 749-3636
- LICENSED SURVEYOR: OFER SHAPIRA (LS 7123)
434 N. VISTA STREET
LOS ANGELES, CA 90036
TEL: (310) 857-1017
- EXISTING PROPERTY USE: RESIDENTIAL
PROPOSED PROPERTY USE: 4 2-STORY RESIDENTIAL HOUSES
- ZONE (EXISTING AND PROPOSED): RE15-1-H (RESIDENTIAL ESTATE)
- BUILDING SETBACKS
FRONT: 20% LOT DEPTH; 25FT MAX; BUT NOT LESS THAN PREVAILING REQUIREMENT FOR SINGLE FAMILY DWELLINGS.
SIDE : 10% LOT WIDTH; 10FT MAX; 5FT MIN + 1FT EACH STORY OVER 2ND
REAR : 25% LOT DEPTH; 25FT MAX
- PROJECT DESCRIPTION:
FOUR TWO-STORY, FOUR BEDROOMS RESIDENTIAL HOUSES.
- THIS PROJECT IS NOT WITHIN A FLOOD HAZARD ZONE.
- TREE NAMES SHOWN HEREON WERE PROVIDED BY CERTIFIED ARBORIST WILLIAM R. MCKINLEY WITH MCKINLEY & ASSOCIATES BY REPORT DATED 7-30-07.

BRIEF LEGAL DESCRIPTION

LOT 15 OF TRACT NO. 24747, M.B. 872, PAGES 87-88

EASEMENT NOTES

- COVENANTS, CONDITIONS AND RESTRICTIONS. EASEMENTS SHOWN HEREON ARE OUTSIDE THE PROPERTY. NOT PLOTTED.
- COVENANTS, CONDITIONS AND RESTRICTIONS. EASEMENTS SHOWN HEREON ARE OUTSIDE THE PROPERTY. NOT PLOTTED.
- EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JUNE 9, 1977, INSTRUMENT NO. 77-607674, OF OFFICIAL RECORDS. BLANKET EASEMENT, NOT PLOTTED
- EASEMENT FOR DRAINAGE AND RIGHTS INCIDENTAL AS RESERVED IN A DOCUMENT RECORDED JUNE 9, 1977, INSTRUMENT NO. 77-607674, OF OFFICIAL RECORDS. BLANKET EASEMENT, NOT PLOTTED
- EASEMENT FOR SLOPE RIGHTS AND GRADING AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 6, 1979, INSTRUMENT NO. 79-1247616, OF OFFICIAL RECORDS. PLOTTED
- EASEMENT AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JULY 24, 1984, INSTRUMENT NO. 84-884610, OF OFFICIAL RECORDS. EASEMENT LOCATION NOT DESCRIBED, NOT PLOTTED
- EASEMENT AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 7, 1986, INSTRUMENT NO. 86-163457, OF OFFICIAL RECORDS. EASEMENT LOCATION NOT DESCRIBED, NOT PLOTTED

BASIS OF BEARINGS

THE CENTER LINE OF NUGENT DRIVE BEING NORTH 12°16' WEST
PER TRACT NO. 24747 M.B. 872/87-88.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 04-11180

ELEV: 1360.083
DATUM: NAVD 1988
YEAR OF ADJUSTMENT: 2000

DESCRIPTION:

SPK; 1 FT N/O N. CURB LOUISE AVE, 3FT E/O BCR E/O NUGENT DR. W. END CB.

REVISED MAP

Aug 10, 2010

CITY OF LOS ANGELES
Division of Land-North Valley

OFER SHAPIRA
LICENSE NO: L.S. 7123
EXPIRES: 12/31/2010

Surveying & Drafting Services

434 North Vista Street, Los Angeles, CA, 90036
Tel: (323) 857-1017 Fax: (323) 857-1078

TENTATIVE TRACT NO. 69616
BEING A SUBDIVISION OF LOT 15
TRACT NO. 24747, M.B. 872/87-88
GRANADA HILLS, CALIFORNIA 91344

DATE: 7-2-10 DRAWN BY: A.S., V.L., F.L.
DATE OF SURVEY: 7-7-06 CHECKED BY: O.S.
JOB NAME: ETZ/NUGENT SHEET: 1 OF 1

LEGEND

- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- CURB UNLESS OTHERWISE NOTED
- WALL
- SEWER LINE
- FENCE
- HANDRAIL
- STREET LIGHT
- YARD LIGHT
- SURFACE DRAIN
- SIGN
- FIRE HYDRANT
- COLUMN
- TREE WITH TRUNK DIAMETER
- PRELIMINARY TITLE REPORT SCHEDULE B ITEM NUMBER SEE EASEMENT NOTES

- (C) CALCULATED
- (M) MEASURED
- (P) PRORATED
- (R) TRACT NO. 24747 M.B. 872/87-88

ABBREVIATIONS

- A/C AIR CONDITION
- AC ASPHALT CONCRETE
- BBQ BARBECUE
- BKWL BRICK WALL
- BLDG BUILDING
- BRET BLOCK RETAINING
- BSW BACK OF SIDEWALK
- BWL BLOCK WALL
- C&G CURB & GUTTER
- CC CONCRETE
- CLF CHAIN LINK FENCE
- COL COLUMN
- CDR CORNER
- DWY DRIVEWAY
- EG EDGE OF GUTTER
- ER EARTH
- FD FOUND
- FF FINISH FLOOR
- FL FLOW LINE
- GM GAS METER
- HR HAND RAIL
- INF IRON FENCE
- INV INVERT
- IP IRON PIPE
- PA PLANTING AREA
- RWL ROCK WALL
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TW TOP OF WALL
- TYP TYPICAL
- W WITH
- WF WATER FOUNTAIN
- WM WATER METER
- YLT YARD LIGHT

