

# TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles – Department of City Planning

## APPLICANT INFORMATION

Applicant's Name: Hersel Soormaghen Company: Landmark Developers LLC (O)  
Address: 18375 Ventura Blvd, #195 Telephone: 818-652-6300  
Tarzana, CA 91356 E-mail: hersel59@yahoo.com

PROJECT ADDRESS: 5040 N. Corbin Ave ENVIRONMENTAL CASE #: ENV-2005-4080-MND

## PROJECT DESCRIPTION

Maximum new three-parcel single family development with a private street.

Subdivision Case No. (if applicable): <u>AA-2004-7502-PMLA</u> Prev.granted atotal 6 yrs, SB1185,AB333,New time extension AB208,AB116	Effective Date of Approval:  01/20/06	Original Expiration Date*:  1/20/18	New Expiration Date:  1/19/22
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?

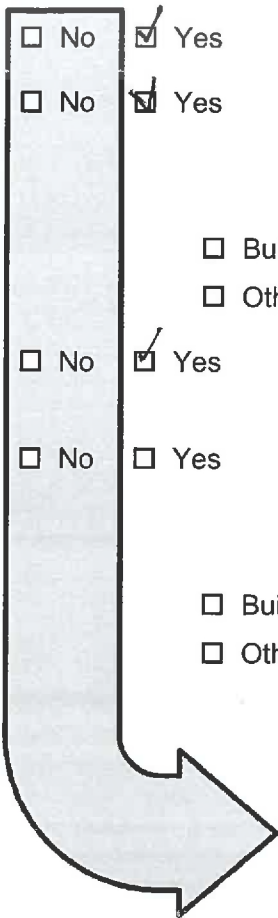
No  Yes For projects **without** a Categorical Exemption, did the EIR, MND, ND, or other environmental document consider significant aspects of the project?

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.

YES  NO\*\*\*

DEPARTMENT OF CITY PLANNING

Completed by:	Date:	If Director's Written Finding "YES", Stamp:
Daisy Benicia	2/1/18	STAFF <u>Chen M. Medel</u> DATE <u>2/1/18</u>

\*\* 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:

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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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[www.planning.lacity.org](http://www.planning.lacity.org)

Date: 01/20/2012

(O) Landmark Developers, LLC  
18375 Ventura Blvd., #195  
Tarzana, CA 91356

(R) Darryl Fisher  
19029 Cecelia Pl  
Cerritos, CA 90703

(R) Harvey Goodman C.E.  
834 17<sup>th</sup> Street, Unit #5  
Santa Monica CA 90403

RE: AA-2004-7502-PMLA  
Address: 5040 N. Corbin Ave.  
Planning Area: Encino-Tarzana  
Council District 3

**EXTENSION OF TIME**

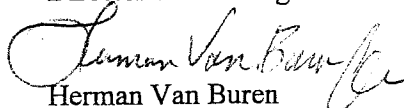
On **January 20, 2006**, the Advisory Agency conditionally approved this Tentative Tract Map. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Advisory Agency hereby grants a **6** year extension, totaling **9** years, from the decision date for the recording of the final map for **Parcel Map No. 2004-7502** located at **5040 N. Corbin Avenue** in the **Encino-Tarzana** Community Plan.

*Pursuant to SB 1185, all maps are automatically granted an additional one year as long as those maps were still valid as of July 15, 2008 and will expire before January 01, 2011.*

*Pursuant to AB 333, all maps are automatically granted an additional two years as long as those maps were still valid as of July 15, 2009 and will expire before January 20, 2012.*

Therefore, the new expiration date for the subject Parcel Map is **January 20, 2018** and no further extension of time to record a final map can be granted.

Michael J. LoGrande  
Director of Planning

  
Herman Van Buren  
City Planner

DSW:HVB:dmb





# SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

## DETERMINATION OF THE SOUTH VALLEY AREA PLANNING COMMISSION

Mailing Date: **MAY 24 2006**

Case No.: AA 2004-7502-PMLA-A1  
PARCEL MAP

CEQA: ENV 2005-4080-MND

Location: 5040 N. Corbin Avenue

Council District: 3

Plan Area: Encino-Tarzana

Zone: RA-1

D.M.: 171B117

Legal Description: Lots 1 & 2 of TR 53717

Applicant: Hersel Soormaghen, Owner  
Darryl Fisher, Representative

Appellant: Hersel Soormaghen

At the meeting on **March 23, 2006**, the South Valley Area Planning Commission:

**Denied** the appeal.

**Sustained** the Determinations of the Deputy Advisory Agency dated January 20, 2006.

**Approved** Parcel Map AA 2004-7502-PMLA.

**Adopted** the Mitigated Negative Declaration ENV 2005-4080-MND.

This action was taken by the following vote:

Moved: Choi  
Seconded: Patano  
Ayes: Hudnut, Murley, Iwata

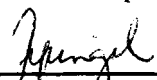
Vote: 5-0

**Effective Date:**

Effective upon mailing of this report

**Appeal Status:**

Not further appealable to City Council

  
\_\_\_\_\_  
Fely C. Ringol, Commission Executive Assistant  
South Valley Area Planning Commission

Attachment(s): Advisory Agency Decision Letter dated January 20, 2006

c: File Distribution

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

ORIGINAL

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

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Decision Date: **January 20, 2006**

Appeal Period Ends: **February 6, 2006**

Landmark Developers LLC (O)  
18375 Ventura Boulevard, #195  
Tarzana, CA 91356

Darryl Fisher (R)  
19029 Cecelia Place  
Cerritos, CA 90703

Case No. AA-2004-7502-PMLA  
5040 North Corbin Avenue  
19610, 19624 & 19646 Citrus Ridge Lane  
Encino-Tarzana Planning Area  
Zone : RA-1  
D. M. : 171 B 117  
C. D. : 3  
CEQA : ENV-2005-4080-MND  
Fish and Game: Exempt  
Legal Description: Lots 1 and 2 of  
TR 53717

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2004-7502-PMLA for a maximum new three-parcel single-family development with a private street, subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

**NOTE** on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

EXHIBIT 5

**Bureau of Engineering**

*Bureau of Engineering approvals are conducted at 201 N. Figueroa Street, Suite 200.*

1. That a fee of \$5,450 be paid to the Land Development Group of the Bureau of Engineering as required by Ordinance No. 176077 adopted by the City Council.
2. That the street improvements along Citrus Ridge Drive under approved Tract No. 53717 be completed prior to the recordation of Parcel Map L.A. No. AA-2004-7502-PMLA.
3. That the following improvements be either constructed prior to the recordation of the final map or that the construction be suitably guaranteed:
  - a. Provide drainage for Citrus Ridge Drive and Corbin Avenue being improved satisfactorily to the City Engineer.
  - b. Construct the necessary sewer house connections to serve all parcels satisfactorily to the City Engineer.
4. Removal and/or replacement of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675. Tree replacement, including tree well covers and root barriers, along the property shall be to the satisfaction of the Street Tree Division of the Bureau of Street Services and the City Engineer.

**Department of Building and Safety-Grading Division**

*Grading Division approvals are conducted at 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 24.*

5. 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 corrections, addendums and conditions required by Inter-Departmental Letter dated May 6, 2005 Log No. 43272-02 and attached to the case file for AA-2004-7502-PMLA.

**Department of Building and Safety-Zoning Division**

*Building and Safety approvals are conducted by appointment only- **contact John Pourhassan at (213)482-6880** 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.*

6. 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. Provide a copy of affidavit AFF-17754.
  - b. Show compliance with all the conditions/requirements of the above affidavit as applicable.
  - c. Termination of above affidavits may be required after map has been recorded. Obtain approval from the Department, on the termination form prior to recording.
  - d. Note that private street must be approved and recorded for all parcels to have legal frontage.
  - e. Show all street/alley dedications as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street dedication.
  - f. Note that the proposed Subdivision is located within a Landslide area.

**Department of Transportation**

*Transportation approvals are conducted at 201 N. Figueroa Street, 4<sup>th</sup> Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.*

7. 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 minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
  - b. No vehicle egress or ingress shall be permitted off Corbin Avenue.

**Fire Department**

*Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.*

8. 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. Sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code Section 57.09.07.
- b. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- c. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- d. 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.
- e. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- f. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- g. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- h. Plans showing areas to be posed and/or painted "FIRE LANE NO> PARKING" shall b submitted and approved by the Fire Department prior to building permit application sign-off.
- i. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- j. 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.
- k. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- l. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:



- (1) Boxed-in eaves.
- (2) Single pane, double thickness (min. 1/8" thickness) or insulated windows.
- (3) Non-wood siding.
- (4) Exposed wooden members shall be two inches nominal thickness.
- (5) Noncombustible finishes.

**Bureau of Street Lighting**

*Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.*

9. A Covenant and Agreement be recorded satisfactory to the Bureau of Street Lighting stating as follows:
  - a. The property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to the issuance of the certificate of occupancy or change of use permit.
  - b. The following street lighting facility to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting: one (1) along Corbin Avenue.

**Department of Recreation and Parks**

*Park fees are paid at 200 North Spring Street, Room 750 and City Hall East, Room 709.*

10. The applicant submit a request for calculation of recreation and park fees for three parcels to the Advisory Agency, to be paid to or be guaranteed to be paid in a manner satisfactory to the Department of Recreation and Parks, as provided by Section 17.12-A of the Los Angeles Municipal Code, within one year after City Council approves the final map. The Quimby fee shall be based on the RA-1 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

**Department of City Planning-Site Specific Conditions**

*Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated. For an appointment with the Advisory Agency or a City Planner submit an email request at [DOLappt@planning.lacity.org](mailto:DOLappt@planning.lacity.org). For an appointment with the Street Tree Division of the Bureau of Street Maintenance call 213 485-5675.*

11. 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. **Use.** Limit the proposed development to a maximum of three units on three parcels.

- (1) This site is regulated by the Encino-Tarzana Community Plan, adopted December 2, 2003, for which footnote Number 5 on the Community Plan Map states as follows:

*"5. Development of land located in a Very Low I, Very Low II, or Low designation with a 15% natural slope or greater shall not exceed 1.0 D.U./acre."*

Therefore, since the natural slope for the site is over 15%, each of the three parcels shall maintain a minimum lot area of one acre.

- (2) Vehicle egress and ingress is not permitted off of Corbin Avenue.
- (3) The designated front yard for all three parcels is off the private street.

- b. **Parking.** That a minimum of two (2) parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.

- c. **Landscape Plans.** That a landscape and tree plan, prepared by a licensed landscape architect and tree expert, be submitted for consideration to Council District Three prior to submittal and approval by the Advisory Agency, in accordance with CP-6730, and prior to obtaining any permit. 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 on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of Advisory Agency. **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 shall be prepared consistent with Chapter V of the Encino-Tarzana Community Plan.
  - e. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - g. **Air Filtration.** The applicant shall install air filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
1. 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 **Condition Nos. 12, 13 and 14** of the Parcel Map 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.
  2. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV 2005 -4080-MND:

#### **Tree Removal (Non-Oaks)**

- MM-1 Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall provided per the current Street Tree Division standards.
- MM-2 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 on 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 Street Tree Division of the Bureau of Street Services and the Advisory Agency.

- MM-3 The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to the City of Los Angeles Landscape Ordinance (Ord. No. 170,978), guidelines k-Vehicular Use Areas.

**Seismic**

- MM-4 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.

**Public Services (Fire)**

- MM-5 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.

**Public Services (Schools)**

- MM-6 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**Recreation (Increase Demand For Parks Or Recreational Facilities)**

- MM-7 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees.

3. Construction Mitigation

**Air Quality**

- CM-1 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-2 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-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 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-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**Noise**

- CM-7 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-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**General Construction**

- CM-12 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- CM-13 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-14 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-15 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-16 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-17 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

4. **REVISED PARCEL MAP.** The applicant shall submit 10 copies of a revised parcel map, satisfactory to the Advisory Agency showing the following:
- a. A three parcel subdivision with each parcel having vehicle egress and ingress only off of the private street.
  - b. Designated front yard setbacks along the private street frontage of each parcel, and rear and side yards established to minimize grading and retaining wall construction, and maximize the preservation of existing trees.
  - c. Location and labeling of all existing trees to be preserved and removed.
  - d. Each parcel shall contain a minimum of one (1) net acre of lot area.

### FINDINGS OF FACT

#### FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department issued on August 17, 2005, the proposed project Mitigated Negative Declaration No. ENV-2005-4080-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2005-4080-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Biology (tree removal);
- Geology (Seismic, construction);
- Air Quality (construction);
- Noise (construction);

- Public Services (fire, schools); and
- Recreation (parks);

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 12, 13 and 14**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are 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 impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 12**.

In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

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

In connection with the approval of Parcel Map No. AA-2004-7502-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Encino-Tarzana Community Plan designates the subject property for Very Low I Residential density with corresponding zones of RE20 and RA. The 0.7 acre property is zoned RA-1. This site is further regulated by the Encino-Tarzana Community

Plan, adopted December 2, 2003, for which footnote Number 5 on the Community Plan Map states as follows:

*"5. Development of land located in a Very Low I, Very Low II, or Low designation with a 15% natural slope or greater shall not exceed 1.0 D.U./acre."*

Therefore, since the natural slope for the site is over 15%, each of the three parcels are conditioned by this parcel map approval to maintain a minimum of one acre lot area. Therefore as conditioned, the adopted Plan zone allows for the proposed subdivision and the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

That prior to issuance of a grading or building permit or prior to recordation of the final map, the subdivider must make suitable arrangements to assure compliance satisfactory to the Department of Building and Safety, Grading Division, with all the corrections, addendums and conditions required by Inter-Departmental Letter dated May 6, 2005 Log No. 43272-02 and attached to the case file for AA 2004-7502-PMLA. Therefore, as conditioned this subdivision design and improvements are consistent with the applicable General and specific plans.

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, animal life are concerned. However, impacts relative to tree removal were identified. Subsequently measures are required as part of this approval which shall mitigate the above mentioned impacts relative to tree removal to a less than significant level.

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 17.05N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 847-2775.



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 submitted, accepted as complete, and appeal fees paid by 5:00 PM on **February 6, 2006\*** at one of the City Planning Department Public Counters, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213.482.7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Bl., Room 251  
Van Nuys, CA 91401  
818.374.5050

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

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

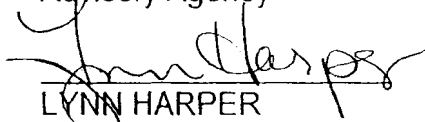
Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. January 20, 2009.

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

Mark Winogrand  
Advisory Agency



LYNN HARPER  
Deputy Advisory Agency

CH:EGL:LH

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 171 B 117  
Bureau of Street Lighting

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

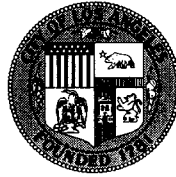
DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANE ELLISON USHER  
PRESIDENT  
ANDRES F. IRLANDO  
VICE-PRESIDENT  
DIEGO CARDOSO  
REGINA M. FREER  
ROBIN R. HUGHES  
SABRINA KAY  
FR. SPENCER T. KEZIOS  
WILLIAM ROSCHEN  
MICHAEL K. WOO

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MARK WINOGROND  
INTERIM DIRECTOR  
(213) 978-1271

GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 978-1272

ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 978-1274

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270  
[www.lacity.org/PLN](http://www.lacity.org/PLN)

Decision Date: **January 20, 2006**

Appeal Period Ends: **February 6, 2006**

Landmark Developers LLC (O)  
18375 Ventura Boulevard, #195  
Tarzana, CA 91356

Darryl Fisher (R)  
19029 Cecelia Place  
Cerritos, CA 90703

Case No. AA-2004-7502-PMLA  
5040 North Corbin Avenue  
19610, 19624 & 19646 Citrus Ridge Lane  
Encino-Tarzana Planning Area  
Zone : RA-1  
D. M. : 171 B 117  
C. D. : 3  
CEQA : ENV-2005-4080-MND  
Fish and Game: Exempt  
Legal Description: Lots 1 and 2 of  
TR 53717

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2004-7502-PMLA for a maximum new three-parcel single-family development with a private street, subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

**NOTE** on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**Bureau of Engineering**

*Bureau of Engineering approvals are conducted at 201 N. Figueroa Street, Suite 200.*

1. That a fee of \$5,450 be paid to the Land Development Group of the Bureau of Engineering as required by Ordinance No. 176077 adopted by the City Council.
2. That the street improvements along Citrus Ridge Drive under approved Tract No. 53717 be completed prior to the recordation of Parcel Map L.A. No. AA-2004-7502-PMLA.
3. That the following improvements be either constructed prior to the recordation of the final map or that the construction be suitably guaranteed:
  - a. Provide drainage for Citrus Ridge Drive and Corbin Avenue being improved satisfactorily to the City Engineer.
  - b. Construct the necessary sewer house connections to serve all parcels satisfactorily to the City Engineer.
4. Removal and/or replacement of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675. Tree replacement, including tree well covers and root barriers, along the property shall be to the satisfaction of the Street Tree Division of the Bureau of Street Services and the City Engineer.

**Department of Building and Safety-Grading Division**

*Grading Division approvals are conducted at 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 24.*

5. 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 corrections, addendums and conditions required by Inter-Departmental Letter dated May 6, 2005 Log No. 43272-02 and attached to the case file for AA-2004-7502-PMLA.

**Department of Building and Safety-Zoning Division**

*Building and Safety approvals are conducted by appointment only- **contact John Pourhassan at (213)482-6880** 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.*

6. 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. Provide a copy of affidavit AFF-17754.
  - b. Show compliance with all the conditions/requirements of the above affidavit as applicable.
  - c. Termination of above affidavits may be required after map has been recorded. Obtain approval from the Department, on the termination form prior to recording.
  - d. Note that private street must be approved and recorded for all parcels to have legal frontage.
  - e. Show all street/alley dedications as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street dedication.
  - f. Note that the proposed Subdivision is located within a Landslide area.

**Department of Transportation**

*Transportation approvals are conducted at 201 N. Figueroa Street, 4<sup>th</sup> Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.*

7. 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 minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
  - b. No vehicle egress or ingress shall be permitted off Corbin Avenue.

**Fire Department**

*Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.*

8. 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. Sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code Section 57.09.07.
- b. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- c. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- d. 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.
- e. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- f. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- g. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- h. Plans showing areas to be posed and/or painted "FIRE LANE NO> PARKING" shall b submitted and approved by the Fire Department prior to building permit application sign-off.
- i. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- j. 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.
- k. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- l. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:

- (1) Boxed-in eaves.
- (2) Single pane, double thickness (min. 1/8" thickness) or insulated windows.
- (3) Non-wood siding.
- (4) Exposed wooden members shall be two inches nominal thickness.
- (5) Noncombustible finishes.

**Bureau of Street Lighting**

*Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.*

9. A Covenant and Agreement be recorded satisfactory to the Bureau of Street Lighting stating as follows:
  - a. The property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to the issuance of the certificate of occupancy or change of use permit.
  - b. The following street lighting facility to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting: one (1) along Corbin Avenue.

**Department of Recreation and Parks**

*Park fees are paid at 200 North Spring Street, Room 750 and City Hall East, Room 709.*

10. The applicant submit a request for calculation of recreation and park fees for three parcels to the Advisory Agency, to be paid to or be guaranteed to be paid in a manner satisfactory to the Department of Recreation and Parks, as provided by Section 17.12-A of the Los Angeles Municipal Code, within one year after City Council approves the final map. The Quimby fee shall be based on the RA-1 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

**Department of City Planning-Site Specific Conditions**

*Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated. For an appointment with the Advisory Agency or a City Planner submit an email request at [DOLappt@planning.lacity.org](mailto:DOLappt@planning.lacity.org). For an appointment with the Street Tree Division of the Bureau of Street Maintenance call 213 485-5675.*

11. 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. **Use.** Limit the proposed development to a maximum of three units on three parcels.
- (1) This site is regulated by the Encino-Tarzana Community Plan, adopted December 2, 2003, for which footnote Number 5 on the Community Plan Map states as follows:
- “5. Development of land located in a Very Low I, Very Low II, or Low designation with a 15% natural slope or greater shall not exceed 1.0 D.U./acre.”*
- Therefore, since the natural slope for the site is over 15%, each of the three parcels shall maintain a minimum lot area of one acre.
- (2) Vehicle egress and ingress is not permitted off of Corbin Avenue.
- (3) The designated front yard for all three parcels is off the private street.
- b. **Parking.** That a minimum of two (2) parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
- c. **Landscape Plans.** That a landscape and tree plan, prepared by a licensed landscape architect and tree expert, be submitted for consideration to Council District Three prior to submittal and approval by the Advisory Agency, in accordance with CP-6730, and prior to obtaining any permit. 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 on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of Advisory Agency. **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 shall be prepared consistent with Chapter V of the Encino-Tarzana Community Plan.
  - e. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - g. **Air Filtration.** The applicant shall install air filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
1. 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 **Condition Nos. 12, 13 and 14** of the Parcel Map 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.
  2. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV 2005 -4080-MND:

#### **Tree Removal (Non-Oaks)**

- MM-1 Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall provided per the current Street Tree Division standards.
- MM-2 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 on 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 Street Tree Division of the Bureau of Street Services and the Advisory Agency.

- MM-3 The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to the City of Los Angeles Landscape Ordinance (Ord. No. 170,978), guidelines k-Vehicular Use Areas.

**Seismic**

- MM-4 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.

**Public Services (Fire)**

- MM-5 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.

**Public Services (Schools)**

- MM-6 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**Recreation (Increase Demand For Parks Or Recreational Facilities)**

- MM-7 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees.

3. Construction Mitigation

**Air Quality**

- CM-1 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-2 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-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 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-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

#### **Noise**

- CM-7 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-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

#### **General Construction**

- CM-12 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- CM-13 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-14 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-15 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-16 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-17 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
4. **REVISED PARCEL MAP.** The applicant shall submit 10 copies of a revised parcel map, satisfactory to the Advisory Agency showing the following:
- A three parcel subdivision with each parcel having vehicle egress and ingress only off of the private street.
  - Designated front yard setbacks along the private street frontage of each parcel, and rear and side yards established to minimize grading and retaining wall construction, and maximize the preservation of existing trees.
  - Location and labeling of all existing trees to be preserved and removed.
  - Each parcel shall contain a minimum of one (1) net acre of lot area.

### FINDINGS OF FACT

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

The Environmental Review Section of the Planning Department issued on August 17, 2005, the proposed project Mitigated Negative Declaration No. ENV-2005-4080-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2005-4080-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Biology (tree removal);
- Geology (Seismic, construction);
- Air Quality (construction);
- Noise (construction);

- Public Services (fire, schools); and
- Recreation (parks);

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 12, 13 and 14**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are 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 impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 12**.

In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

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

In connection with the approval of Parcel Map No. AA-2004-7502-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

**THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.**

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

**PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Encino-Tarzana Community Plan designates the subject property for Very Low I Residential density with corresponding zones of RE20 and RA. The 0.7 acre property is zoned RA-1. This site is further regulated by the Encino-Tarzana Community

Plan, adopted December 2, 2003, for which footnote Number 5 on the Community Plan Map states as follows:

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Therefore, since the natural slope for the site is over 15%, each of the three parcels are conditioned by this parcel map approval to maintain a minimum of one acre lot area. Therefore as conditioned, the adopted Plan zone allows for the proposed subdivision and the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

That prior to issuance of a grading or building permit or prior to recordation of the final map, the subdivider must make suitable arrangements to assure compliance satisfactory to the Department of Building and Safety, Grading Division, with all the corrections, addendums and conditions required by Inter-Departmental Letter dated May 6, 2005 Log No. 43272-02 and attached to the case file for AA 2004-7502-PMLA. Therefore, as conditioned this subdivision design and improvements are consistent with the applicable General and specific plans.

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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 17.05N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 847-2775.

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 submitted, accepted as complete, and appeal fees paid by 5:00 PM on **February 6, 2006\*** at one of the City Planning Department Public Counters, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213.482.7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Bl., Room 251  
Van Nuys, CA 91401  
818.374.5050

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

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


Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. January 20, 2009.

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

Mark Winogron  
Advisory Agency

  
LYNN HARPER  
Deputy Advisory Agency

CH:EGL:LH

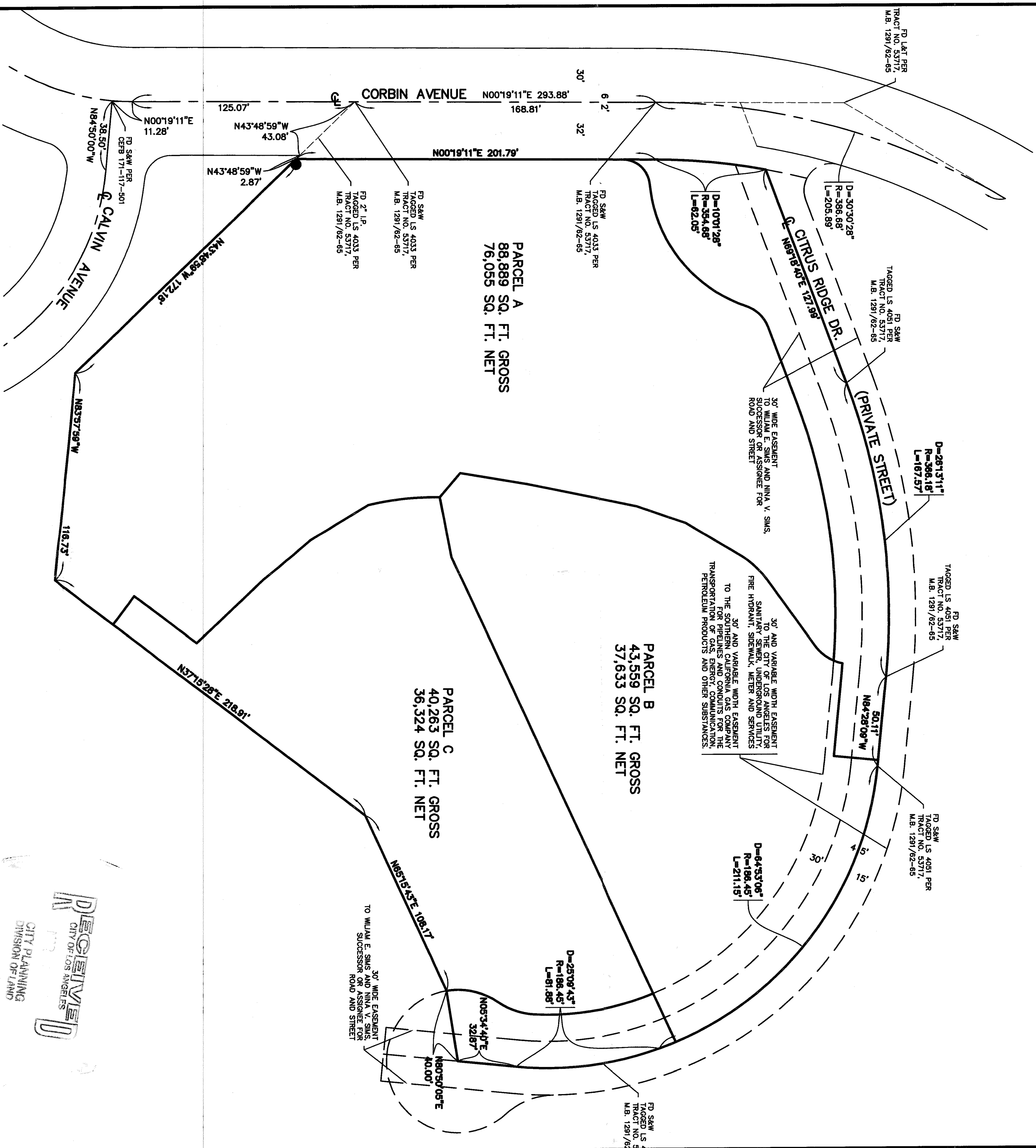
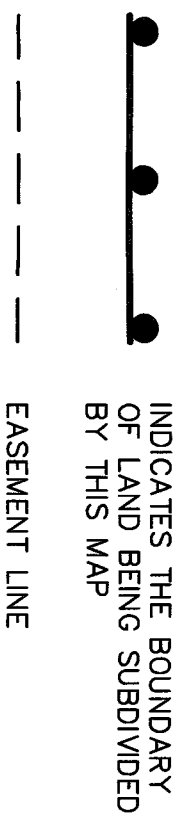
cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 171 B 117  
Bureau of Street Lighting  
Street Tree Division & 1 Map

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

# PARCEL MAP L.A. NO. 2004-7502

IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA

**LEGEND:**



**PARCEL A**  
88,889 SQ. FT. GROSS  
76,055 SQ. FT. NET

**PARCEL B**  
43,559 SQ. FT. GROSS  
37,633 SQ. FT. NET

**PARCEL C**  
40,263 SQ. FT. GROSS  
36,324 SQ. FT. NET

**RECEIVED**  
CITY OF LOS ANGELES  
CITY PLANNING  
DIVISION OF LAND

RECEIVED  
CITY OF LOS ANGELES  
CITY PLANNING  
VAN NUYS OFFICE  
MAR 05 2015