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CITY PLANNING

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CITY OF LOS ANGELES
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INFORMATION
<http://planning.lacity.org>

January 21, 2016

Parviz & Denise Hedvat (O)
15737 Sutton St.
Encino, CA 91436

RE: AA-2005-3080-PMLA
Related Case: ZA-2005-3225-ZV
Address: 15137 W. Gilmore St.
Community Plan: Van Nuys - North Sherman
Oaks
Council District.: 6
CEQA: ENV-2005-3081-MND
Zone : R1-1-RIO
Legal: Lot 11, TR 9418
EXTENSION OF TIME

On January 27, 2006 the Deputy Advisory Agency approved Parcel Map AA-2005-3080-PMLA for a maximum new two-parcel single-family development in the R1-1-RIO zone. 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 Deputy Advisory Agency granted time extensions pursuant to SB 1185 (1 year), AB 208 (2 years), and AB 116 (2 years), for the recording of the final map to **January 27, 2016** for AA-2005-3080-PMLA at 15137 W. Gilmore Street in the Van Nuys – North Sherman Oaks Community Plan.

Pursuant to LAMC Section 17.56, the Deputy Advisory Agency now grants an extension of additional 6 years for the recording of said parcel.

Therefore, the new expiration date for the subject map is **January 26, 2022** and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI
Director of Planning

DAVID WEINTRAUB
Associate Zoning Administrator
VPB:DW:HLA:dc
cc: Councilman Nury Martinez
Sixth Council District

NOTE: IF THERE IS A RELATED CASE WITH
YOUR TRACT/PARCEL, THIS EXTENSION WILL
NOT EXTEND THE RELATED CASE APPROVAL.

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

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Decision Date: **January 27, 2006**

Appeal Period Ends: **February 13, 2006**

Ofer Dardashti (O)
22445 De Gasse Drive
Calabasas, CA 91302-5117

JPL Zoning Services
Robert Lamishaw
6263 Van Nuys Boulevard
Van Nuys, CA 91401-2711

Case No. AA-2005-3080-PMLA
Related Case: ZA-2005-3225-ZV
15137 W. Gilmore Street
Van Nuys-North Sherman Oaks
Planning Area
Zone : R1-1
D. M. : 180B145 664
C. D. : 6
CEQA : ENV-2005-3081-MND
Fish and Game: Exempt
Legal Description: Lot 11, TR 9418

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2005-3080-PMLA for a maximum new two-parcel single-family development, as shown on map stamp-dated July 20, 2005, and 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 the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.

1. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Gilmore Street adjoining the subdivision by closing unused driveway with new curb, gutter and surfacing satisfactory to the City Engineer.
 - b. Construct the necessary sewer house connection to serve Parcel "A" and evaluate the existing sewer house connection for its efficiencies satisfactory to the City Engineer.
2. 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 Gilmore Street 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-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact Del Reyes, at (213) 482-6882** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of ZA case ZA-2005-3225-ZV. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - c. Show all street dedication as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.

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.

4. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

Fire Department

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

5. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required.

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.

6. 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 Gilmore Street

Department of Recreation and Parks

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

7. That the Quimby fee be based on the R1-1 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. For an appointment with the Street Tree Division of the Bureau of Street Maintenance call 213 485-5675.

8. 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 one unit on two parcels.
 - 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 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 shall be prepared consistent with Chapter V of the Van Nuys-North Sherman Oaks Community Plan.
 - e. **Height.** Building height shall be limited to a maximum of 18 feet.

- f. **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. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. **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.
 - i. **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.
9. 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. 10 and 11** 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.
10. 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-2005-3081-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.

Note: Removal 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.

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.

Explosion/Release (Asbestos Containing Materials)

MM-5 Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.

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.

11. Construction Mitigations

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.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department issued on 08/03/05, the proposed project Mitigated Negative Declaration No. ENV-2005-3081-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2005-3081-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);
- Hazardous Materials (asbestos, methane);
- Public Services (fire, schools);
- Recreation (parks);

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 9,10, and 11**, 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. 9**.

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-2005-3080-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 Van Nuys-North Sherman Oaks Community Plan designates the subject property for Low Residential density with corresponding zones of RE9, RS, R1, RU, RD6, & RD5. The 0.36 acre property is zoned R1-1. The adopted Plan zone allows for the proposed subdivision (and zone change). Therefore, as conditioned, 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.

The site is one of the few under improved properties in the vicinity. The development of this parcel is an infill of an otherwise single-family residential neighborhood.

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

THE 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, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

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 13, 2006*** at one of the City Planning Department Public Counters, 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

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

Appeal forms are available on-line at www.lacity.org/pln.

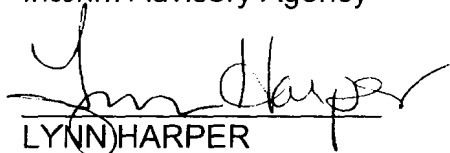
Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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 27, 2009.

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

Mark Winogrand
Interim Advisory Agency



LYNN HARPER
Deputy Advisory Agency

MW:EGL:LH:SJP

cc: Bureau of Engineering - 4
Valley
Planning Office & 1 Map
D.M. 180B145 664
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

CP-1809 (03-01-01)

PRELIMINARY PARCEL MAP LA NO: AA - 2005 - 3080 - PMLA

THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT.

CASE NO.- 2005-3080 -PMLA

JUL 20 2005

DATE: _____

NOTES

1. Owner/Applicant
Ofer Dardashti
18541 Sherman Way, #202
Reseda, CA 91335
Phone: 818-345-8033
2. Representative:
Robert B Lamishaw
JPL Zoning Services, Inc.
6263 Van Nuys Blvd
Van Nuys, CA 91401
PH: 818-781-0016 FX: 818-781-0929
email: lamishaw@jplzoning.com
3. Situs: 15137 W Gilmore St. Van Nuys 91411
4. Zone: R1-1
5. Not in Flood Hazard Zone; Mountain Fire District or Hazardous Waste Zone.
6. No Oak trees on property
7. Existing trees to be removed
8. All existing structures to be removed
9. Area Calculations:

| | NET | Gross |
|-------|-----------------------|-----------------------|
| Lot A | 6,500 s.f. (0.15 ac) | 8,000 s.f. (0.18 ac) |
| Lot B | 6,500 s.f. (0.15 ac) | 8,000 s.f. (0.18 ac) |
| | 13,000 s.f. (0.30 ac) | 16,000 s.f. (0.36 ac) |
10. Legal: Lot 11 Tr 9418 M.B. 133-9

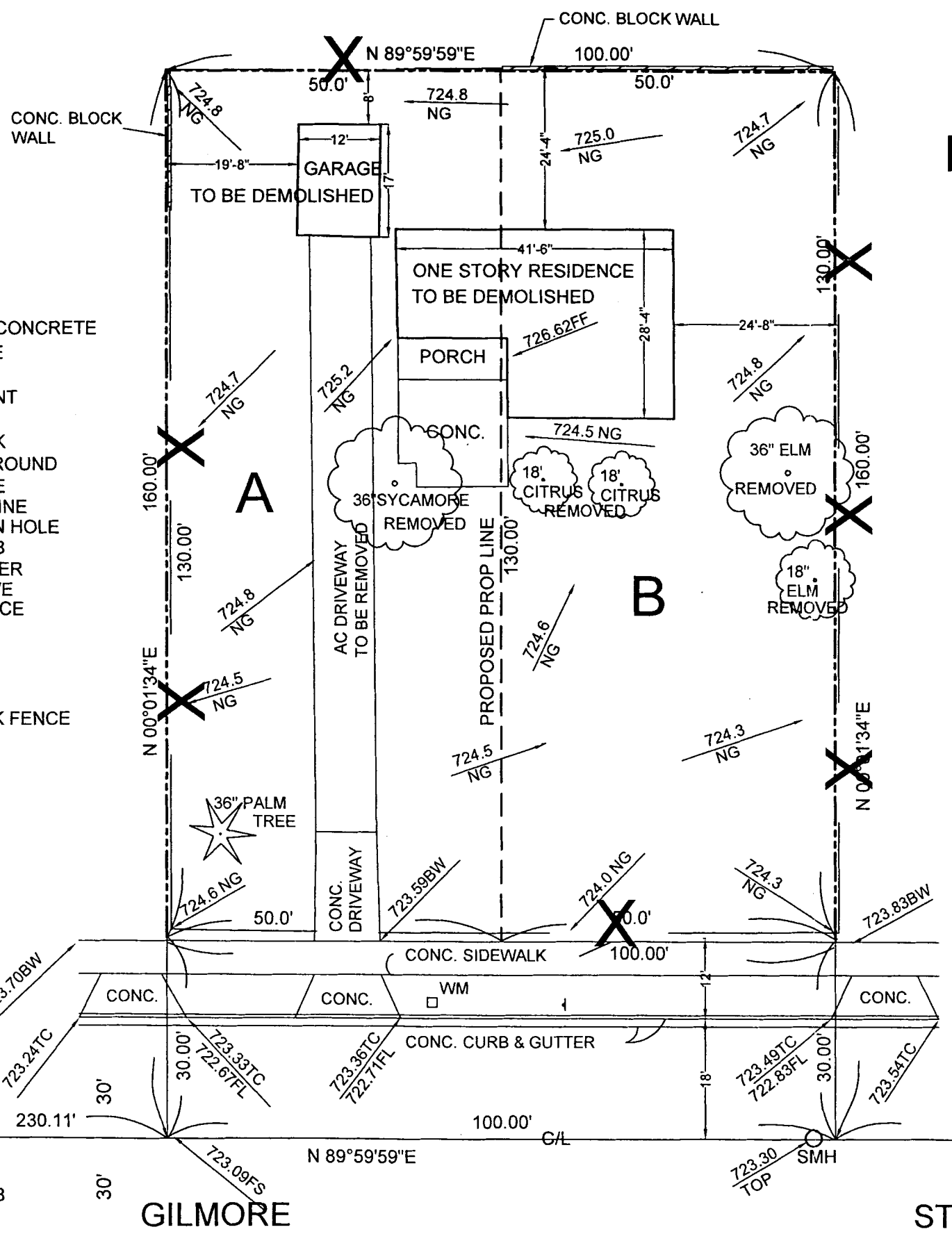
SCALE: 1" = 20'
DATE: 4/12/05



COLUMBUS AVE.

- LEGEND:**
- AC ASPHALT CONCRETE
 - CONC CONCRETE
 - C/L CENTERLINE
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - L&T LEAD & TACK
 - NG NATURAL GROUND
 - PP POWER POLE
 - P/L PROPERTY LINE
 - SMH SEWER MAN HOLE
 - TC TOP OF CURB
 - WM WATER METER
 - WV WATER VALVE
 - WDFN WOOD FENCE

- SYMBOLS:**
- SIGN
 - CHAINLINK FENCE



FD S & W PER CEFB
180-145, PG 134

FD SPK PER CEFB
180-149, PG 116



JPL Zoning Services
6263 Van Nuys Blvd.
Van Nuys, CA 91401
(818)781-0016