

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
HELEN CAMPBELL

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: September 24, 2021

Shai Cohen (A/O)
19233 Wells, LLC (O)
18345 Ventura Blvd., Suite 516
Tarzana, CA 91356

Danielle Hayman (R)
Hayman Development LLC
12560 Riverside Dr., Suite 100
Studio City, CA 91607

Re: Parcel Map No. AA-2019-7185-PMLA
19233 Wells Drive
Encino-Tarzana Community Plan
Area
Zone: RA-1
D.M.: 171B117
C.D.: 3 - Blumenfield
CEQA: ENV-2019-7186-CE
Legal Description: Arb 6, PT 22, TR 2605

Last Day to File an Appeal: October 12, 2021

In accordance with provisions of Sections 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15303 (Class 3) and Section 15315 (Class 15), and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies, and issues ENV-2019-7186-CE as the environmental clearance. The Advisory Agency also approves Parcel Map No. AA-2019-7185-PMLA, located at 19233 West Wells Drive, for a maximum **two (2) lots**, as shown on revised map stamp-dated May 18, 2021, in the Encino-Tarzana Community Plan. This unit density is based on the RA-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That the existing 10-foot wide future street easement adjoining the subdivision be accepted by a suitable resolution acceptable to the City Engineer.
2. That additional 3-foot wide strip of land be dedicated along Wells Drive adjoining the subdivision to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of the LA Mobility Plan. In addition, provide necessary public sidewalk easement to provide a 5-foot wide sidewalk if the street trees to be reserved and the locations interfere with the sidewalk alignment.
3. That the subdivider make a request to the Valley Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

4. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated August 22, 2019, Log No. 109503 and attached to the case file.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Obtain a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the finalized grading permit to show completion of the work.
 - c. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in the Equine Keeping area and shall comply with the requirements of ZI-2438.

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

DEPARTMENT OF TRANSPORTATION

Any questions regarding this report should be directed to Brandon Wilson, brandon.wilson@lacity.org or 818-374-4699.

6. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
 - b. A two-way driveway width of W=30 feet is required for all driveways, or to the satisfaction of DOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

7. That prior to recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Parcel Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall

be required.

- c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
- e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- f. Fire Lane Requirements:
 1. 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.
 2. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 3. 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.
 4. Submit plot plans indicating access road and turning area for Fire Department approval.
 5. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 6. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 7. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 8. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 9. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- h. 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.
- i. Site plans shall include all overhead utility lines adjacent to the site.
- j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- k. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- l. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- m. Standard cut-corners will be used on all turns.
- n. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - 1. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - 2. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - 3. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share

- of the maintenance.
4. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 5. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- o. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
 - p. 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.
 - q. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

9. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

10. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated May 21, 2020. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

13. Prior to the issuance of a grading permit, the applicant shall submit a Protected Tree Report prepared by a Tree Expert, as required by LAMC Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 4:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.
14. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division upon completion of construction to expedite tree planting.

Notes:

Removal of Native Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry at 213-847-3077 for tree removal permit information.

Removal or planting of any tree in the public right of way requires approval of the Board of Public Works. Contact Urban Forestry at 213-847-3077 for permit information.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

15. Prior to the issuance of a building or grading permit, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of two (2) lots.

- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider 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.
- f. Tree Preservation and Planting Plan.
 - 1. Prior to the issuance of a grading or building permit, the applicant shall submit a Protected Tree Report prepared by a Tree Expert, as required by LAMC Ordinance No. 186,873 for approval by the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey.
 - 2. The three California Live Oak trees (*Quercus Agrifolia*) on the subject site shall be retained unless approved for removal by the Board of Public Works. Contact Urban Forestry at 213-847-3077 for tree removal permit information. If approved for removal, the trees shall be replaced at a 4:1 ratio with 15-gallon or larger specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than 7 feet in height, measured from the base.
 - 3. Prior to the issuance of a certificate of occupancy, in addition to the three protected California Live Oaks shown on the revised parcel map stamp-dated May 18, 1921, an additional minimum of 33 trees shall be planted at the site. The trees shall be 24-inch size box shade trees and shall be distributed within the front and rear yard of each parcel.
 - 4. Prior to the issuance of any grading or building permit, a site specific tree protection plan shall be prepared for the protection of the California Live Oaks on the site. At a minimum, the plan shall incorporate the following measures:
 - i. The following six steps shall be incorporated in the tree protection plan: (1) site plan, including the dripline areas; (2) protective tree fencing with a "warning" sign prominently displayed on each protective fence; (3) verification of tree protection by the project contractor or construction supervisor; (4) pre-construction meeting with an arborist in attendance; (5) establishment of a tree protection zone; (6) tree pruning to be performed by an arborist only.
 - ii. During demolition, grading, and construction, no encroachment within 10 feet of the trunk of any protected tree shall be permitted.

- iii. Preserved trees shall be clearly identified on the site to be saved prior to the issuance of a demolition and grading permit and tree protective “orange fencing” or other highly visible barrier shall be installed outside of the drip line of locally protected and significant trees to be preserved. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

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

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

- i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

- ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.

- iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

- iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an

- action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held

under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. 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 non-protected trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such

easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

- (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) Construct new street light: one (1) on Wells Drive.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Wells Drive being dedicated and adjoining the subdivision by the construction of the following:
 - a. An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
 - b. Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway.

- c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvements.
- (2) Construct necessary house connection sewers to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units. This parcel map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3) and Section 15315 (Class 15), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2019-7185-PMLA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the

City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Encino-Tarzana Community Plan, which designates the site with a Very Low I Residential land use designation. The land use designation lists the RE20 and RA Zones as the corresponding zone. The Project Site is zoned RA-1, which is consistent with the land use designation. The project site has approximately 54,849 square feet of lot area, which would permit a maximum of three (3) dwelling units and parcels, as the RA Zone requires a minimum lot area of 17,500 square-feet. As shown on the parcel map, the Project proposes to subdivide the project site into two (2) lots, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

(b) **THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RA-1, the zone would permit a maximum of three (3) lots/dwellings on the approximately 54,849 square-foot site. As the map is proposed for a two (2) lot single-family subdivision, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement

recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Wells Drive, consistent with the standards of the Mobility Element. At the October 27, 2020 Advisory Agency hearing, the Advisory Agency requested that the applicant provide a revised parcel map to show right-of-way dedications and improvements as conditioned herein by the Bureau of Engineering, with the revised parcel map to be distributed when the final Letter of Determination is issued by the Advisory Agency. Additionally, the Bureau of Engineering agreed to revise their conditions to provide a 5-foot wide sidewalk to preserve street trees that could otherwise interfere with sidewalk alignment. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Following the Advisory Agency hearing, the project applicant submitted plans dated February 26, 2021 and a revised parcel map stamp-dated May 18, 2021 to meet Bureau of Engineering requirements. The plans are included in the case file and by reference incorporated herein.

Additionally, the Bureau of Street Lighting has required the installation of one streetlight along Wells Drive. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is a relatively level, irregular shaped lot, consisting of 54,849 square feet of lot area. The site is located along the northern side of Wells Drive and was developed with a one-story single-family dwelling, a one-story accessory structure, and an in-ground swimming pool that was demolished in 2020 under Demolition Permit No. 19019-20000-06256 finalized on July 9, 2020. Grading also took place on the site under Permit No. 19030-20000-08303 dated December 12, 2019. Planning Department policy is to withhold any demolition and grading permits associated with an open case until a Letter of Determination is issued and conditions are cleared.

A Tree Report was provided by Paul Lewis, Landscape Architect, dated February 27, 2020. At the October 27, 2020 Advisory Agency hearing, the applicant was asked to update the tree report to explore the possibility of retaining non-protected trees on the subject site.

Due to demolition and grading on site, the Tree Report dated October 27, 2020 and the updated December 7, 2020 Tree Report are no longer accurate. Prior to demolition and grading, there were 37 trees on-site, including four protected tree species (*Quercus agrifolia*/ California Oak trees) and 33 non-protected tree species. According to the Tree Report, the four protected trees are located along the front and side property lines and do not require removal to construct the proposed project. However, the December 2020 Tree Report noted that one of the protected trees (Tree #1) has a major cavity at the base of the trunk creating a weakened condition that could result in the tree failing and falling. The revised parcel map stamp-dated May 18, 2021 shows that Tree #1 has been removed. This was verified during a visit to the site by City staff on June 4, 2021. The applicant subsequently provided a copy of a Tree Removal Permit issued by the Board of Public Works, Urban Forestry on December 11, 2020 (Permit No. 1-1817588821). The permit allows the removal of one Coast live oak (*Quercus agrifolia*) due to severe decay and splitting at the base of tree.

In response to the Advisory Agency Hearing Officer's request to provide additional information about retaining four non-protected trees at the rear of the site, a letter dated December 9, 2020 was provided by Paul Lewis. According to this letter, several of the trees had been removed. This was verified during a visit to the site by City staff on June 4, 2021. Additionally, City staff noted the removal of additional trees shown in the Tree Report. Due to the size of the lot and fencing surrounding the lot, it was not possible for City staff to ascertain the exact number of trees removed.

A tree removal plan dated May 18, 2021 has been provided by the applicant at the request of the Advisory Agency and is included by reference herein. A copy of the tree removal plan is in the subject case file. This removal plan shows the retention of four California Live Oaks on-site (two at the property frontage and two along the easterly property line). The tree removal plan shows that eight non-protected will be retained on site.

This information is inconsistent with the revised parcel map stamp-dated May 18, 2021. The parcel maps shows that one protected California Live Oak at the subject site is "gone" and one remains. The parcel map shows two remaining protected California Live Oaks along the easterly property line. The parcel map shows a total of 25 replacement trees.

To make the finding that the site is physically suitable for the proposed development, the project is conditioned herein to provide an additional minimum of 33 trees on site. The trees shall be 24-inch size box shade trees and shall be distributed within the front and rear yard of each new parcel. As recommended in the December 7, 2020 Tree Report, the project is further conditioned to provide a tree protection and preservation plan. The project is conditioned to require Urban Forestry approval if the applicant requests the removal of the three protected remaining California Oaks. If approved for removal by Urban Forestry, the project is conditioned for a 4:1 tree replacement. Due to the number of trees removed, measures protecting native nesting birds are included herein.

The property is located in a Special Grading Area (Hillside Area) but is not located in a Airport Hazard, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Zone, Methane Hazard Site, Methane Hazard Area, Landslide Area, or Liquefaction Area. The property is located 11.8 kilometers from the Malibu Coast Fault and is not located in an Alquist Priolo Fault Zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department.

As previously stated, grading also took place on the site under Permit No. 19030-20000-08303 dated December 12, 2019, but Planning Department policy is to withhold any demolition and grading permits associated with an open case until a Letter of Determination is issued and conditions are cleared. Correspondence was received from neighbors who complained about demolition, soil import, grade/topographical changes of 6 to 7 feet, drainage, tree clearance and neglect, trash, graffiti, and an open ditch. These concerns were offered by neighbors at the October 27, 2020 Public Hearing. City records show that code violation complaints were filed for open excavation and construction done without permits, but closed on October 21, 2020 and November 20, 2020, respectively.

In response to concerns raised at the Public Hearing, the Advisory Agency requested that the applicant provide documentation to show the amount of soil import. According to documentation provided by the applicant on May 18, 2021, approximately 200 cubic yards

of soil was imported to the site to backfill the swimming pool and potholes, and all debris was cleared. An additional 200 cubic yards was brought to the site for future removal and re-compaction. According to the project applicant, the topography of the site was unchanged. The applicant provided an Affirmation of Posting for site demolition dated November 18, 2019. Additionally, A.G.I. Geotechnical, Inc. provided an addendum dated May 4, 2021 verifying that import soils were potholed in approximately a dozen random locations. A letter dated October 26, 2020, was provided by H.C. Builders confirming that a maximum of 40 loads of dirt was delivered to the site.

Based on a site visit conducted by City staff on June 4, 2021, the topography of the site appeared level. There was some trash on the site, which was fenced.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, with all the requirements and conditions contained in Geology and Soils Report Approval dated August 22, 2019, Log No. 109503. Therefore, the site will be physically suitable for the proposed type of development.

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

Properties surrounding the site are zoned RA-1, developed with single-family dwellings, and varying in lot size from 14,069 to 67,315 square-feet in lot area. This area appears to have been developed in response to the topography, and as such, the area lacks uniformity regarding lot size and configuration.

The Project proposes to demolish the existing single-family residence and accessory structures, and to subdivide the lot into two parcels for the construction of two single-family homes. As proposed, the density is consistent with the zone and land use designation, which would permit a maximum of three (2) dwelling units, although the proposed project is requesting two (2) parcels and dwelling units. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, with all the requirements and conditions contained in Geology and Soils Report Approval dated August 22, 2019, Log No. 109503. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

A Tree Report was provided by Paul Lewis, Landscape Architect, dated February 27, 2020. At the October 27, 2020 Advisory Agency hearing, the applicant was asked to update the tree report to explore the possibility of retaining non-protected trees on the subject site.

Due to demolition and grading on site, the Tree Report dated October 27, 2020 and the updated December 7, 2020 Tree Report are no longer accurate. Prior to demolition and grading, there were 37 trees on-site, including of four protected tree species (Quercus

agrifolia/ California Oak trees) and 33 non-protected tree species. According to the Tree Report, the four protected trees are located along the front and side property lines and do not require removal to construct the proposed project. However, the December 2020 Tree Report noted that one of the protected trees (Tree #1) has a major cavity at the base of the trunk creating a weakened condition that could result in the tree failing and falling. The revised parcel map stamp-dated May 18, 2021 shows that Tree #1 has been removed. This was verified during a visit to the site by City staff on June 4, 2021. The applicant subsequently provided a copy of a Tree Removal Permit issued by the Board of Public Works, Urban Forestry on December 11, 2020 (Permit No. 1-1817588821). The permit allows the removal of one Coast live oak (*Quercus agrifolia*) due to severe decay and splitting at the base of tree.

In response to the Advisory Agency Hearing Officer's request to provide additional information about retaining four non-protected trees at the rear of the site, a letter dated December 9, 2020 was provided by Paul Lewis. According to this letter, several of the trees had been removed. This was verified during a visit to the site by City staff on June 4, 2021. Additionally, City staff noted the removal of additional trees shown in the Tree Report. Due to the size of the lot and fencing surrounding the lot, it was not possible for City staff to ascertain the exact number of trees removed.

A tree removal plan dated May 18, 2021 has been provided by the applicant at the request of the Advisory Agency and is included by reference herein. A copy of the tree removal plan is in the subject case file. This removal plan shows the retention of four California Live Oaks on-site (two at the property frontage and two along the easterly property line). The tree removal plan shows that eight non-protected will be retained on site.

This information is inconsistent with the revised parcel map stamp-dated May 18, 2021. The parcel maps shows that one protected California Live Oak at the subject site is "gone" and one remains. The parcel map shows two remaining protected California Live Oaks along the easterly property line. The parcel map shows a total of 25 replacement trees.

To make the finding that the site is physically suitable for the proposed development, the project is conditioned herein to provide an additional minimum of 33 trees shall on site. The trees shall be 24-inch size box shade trees and shall be distributed within the front and rear yard of each new parcel. As recommended in the December 7, 2020 Tree Report, the project is further conditioned to provide a tree protection and preservation plan. The project is conditioned to require Urban Forestry approval if the applicant requests the removal of the three protected remaining California Oaks. If approved for removal by Urban Forestry, the project is conditioned for a 4:1 tree replacement. Due to the number of trees removed, measures protecting native nesting birds are included herein. The project has been conditioned to ensure there is compliance with the regulatory requirements (i.e. State Fish and Game, Federal Migratory Bird Act) such that project ground disturbances, including brush and tree removal, are conducted outside of bird/raptor nesting season. As such, it has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or

improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

As required by LAMC Section 12.03, both parcels will have a minimum of 20 feet of frontage along Wells Drive, which is a public street. The project site consists of a parcel identified as Lot No. PT22 of Tract 2605 and is identified by the Assessor Parcel Map No. 2163-009-016. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Additional necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2019-7185-PMLA.

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

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

Note: 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 Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Service Center

1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

***Appeal forms are available on-line at www.planning.lacity.org.**

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 this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency



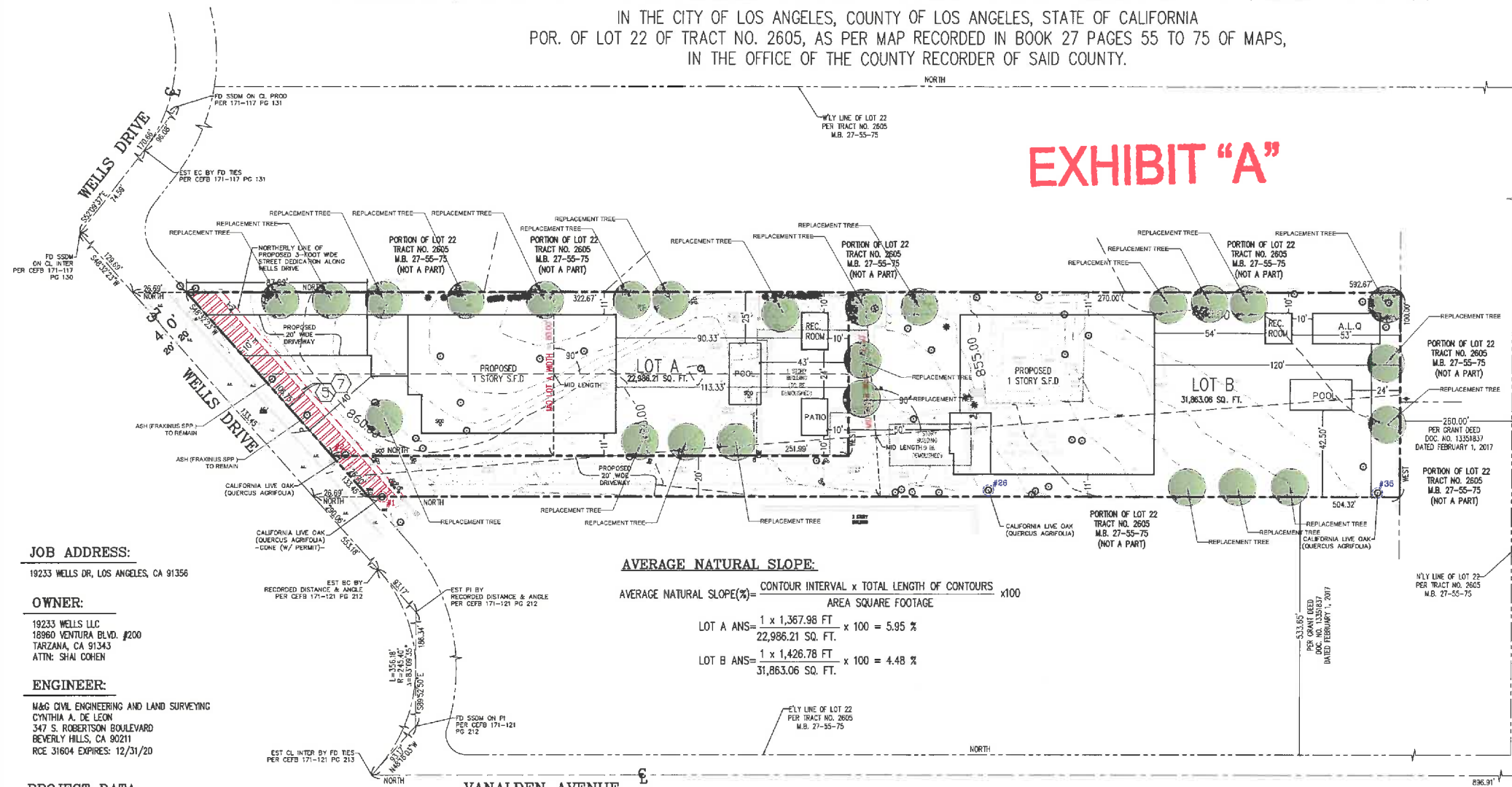
ANDREW JORGENSEN
Deputy Advisory Agency

AA:CR:LFS:mh

PRELIMINARY PARCEL MAP NO. AA-2019-7185-PMLA

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 POR. OF LOT 22 OF TRACT NO. 2605, AS PER MAP RECORDED IN BOOK 27 PAGES 55 TO 75 OF MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "A"



JOB ADDRESS:

19233 WELLS DR, LOS ANGELES, CA 91356

OWNER:

19233 WELLS LLC
 18960 VENTURA BLVD. #200
 TARZANA, CA 91343
 ATTN: SHAI COHEN

ENGINEER:

M&G CIVIL ENGINEERING AND LAND SURVEYING
 CYNTHIA A. DE LEON
 347 S. ROBERTSON BOULEVARD
 BEVERLY HILLS, CA 90211
 RCE 31604 EXPIRES: 12/31/20

PROJECT DATA

- TOTAL EXISTING LOTS: 1
- NO. OF PROPOSED LOT(S): 2
- PROPOSED USE: TWO (2) SINGLE FAMILY DWELLING
- EXISTING AND PROPOSED ZONING: RA-1
- ALL UTILITIES AVAILABLE TO THE SITE
- EXISTING STRUCTURES TO BE DEMOLISHED
- DRAINAGE FOR THE SITE WILL BE DIRECTED TO THE STREET IN A MANNER SATISFACTORY TO THE CITY ENGINEER
- A.P.N. 2163-009-016
- LAND AREA = LOT A - 22,986.21 FT.
 LOT B - 31,863.06 FT.
 TOTAL LAND AREA - 54,849.27 FT.
- LAND AREA WITH STREET DEDICATION =
 LOT A - 21,598.46 FT.
 LOT B - 31,516.13 FT.
 TOTAL LAND AREA - 53,114.59 FT.

- FOLLOWING PROTECTED TREES EXIST WITHIN THE PROJECT BOUNDARY PER REFERENCED TREE REPORT: CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA).
- THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) VALLEY OAK (QUERCUS LOBATA) OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)
- THIS SITE IS NOT IN HAZARDOUS AREA.
- THIS SITE IS NOT IN A LIQUEFACTION AREA.
- THIS SITE IS NOT IN A METHANE BUFFER ZONE.
- MAXIMUM HEIGHT OF PROPOSED BUILDING: 36 FEET

AVERAGE NATURAL SLOPE:

AVERAGE NATURAL SLOPE(%) = $\frac{\text{CONTOUR INTERVAL} \times \text{TOTAL LENGTH OF CONTOURS}}{\text{AREA SQUARE FOOTAGE}} \times 100$

LOT A ANS = $\frac{1 \times 1,367.96 \text{ FT}}{22,986.21 \text{ SQ. FT.}} \times 100 = 5.95 \%$

LOT B ANS = $\frac{1 \times 1,426.78 \text{ FT}}{31,863.06 \text{ SQ. FT.}} \times 100 = 4.48 \%$

SCHEDULE B / EASEMENT(S):

- 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED: IN BOOK 6442 AND PAGE 62 OF DEEDS
 AFFECTS: PORTION OF SAID LAND
 PLOTTED HEREON
- 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED: IN BOOK 2492 AND PAGE 202, OF OFFICIAL RECORDS.
 AFFECTS: PORTION OF SAID LAND
 PLOTTED HEREON

REFERENCE DOCUMENTS:

- PER PRELIMINARY TITLE REPORT FROM STEWART TITLE ORDER NO. CA0310-19027297-30 DATED AS OF: NOVEMBER 14, 2019
- PER PROTECTED TREE REPORT FROM PAUL LEWIS LANDSCAPE ARCHITECT DATED AS OF: FEBRUARY 27, 2020

BENCHMARK:

BW NO.: 07-10270 (NAVD 1088)
 CITY DISC IN BIN MON, 2FT W OF 2 CURB LINE TAMPA AVE; 18.5FT S OF S CURB LINE OF REDWING ST FROM THE EAST *ONE BLOCK S OF VENTURA BLVD ELEV. = 793.89 FT.



VICINITY MAP
 NOT TO SCALE

LEGEND:

- A.C. - ASPHALT CONCRETE
- B.C. - BEGINNING OF CURVE
- BM - BENCHMARK
- CEFB - CITY ENGINEER'S FIELD BOOK
- CL - CENTERLINE
- EC - END OF CURVE
- EST - ESTABLISH
- FB - FIELD BOOK
- FD - FOUND
- FF - FINISHED FLOOR ELEV.
- FL - FLOWLINE ELEV.
- INTER - INTERSECTION
- L & T - LEAD & TACK
- MB - MAP BOOK
- PG - PAGE
- PI - POINT OF INTERSECTION
- R / PL - PROPERTY LINE
- PROD - PRODUCED (PROLONGED)
- RCE - REGISTERED CIVIL ENGINEER
- SMH - SEWER MANHOLE
- TC - TOP OF CURB ELEV.
- TR - TRACT MAP
- TW - TOP OF WALL ELEV.
- W.I.F. - WROUGHT IRON FENCE

- PROPERTY LINE
- CENTERLINE
- RETAINING WALL
- BLOCK WALL
- BUILDING LINE
- CHAIN LINK FENCE
- W.I.F. LINE
- WOOD FENCE LINE

SYMBOLS:

- AIRCONDITIONING UNIT
- CABLE TV BOX
- COLUMN
- DRAIN
- GAS METER
- GAS VALVE
- GTE PULL BOX
- GATE POST
- IRRIGATION VALVE
- MAIL BOX
- PALM TREE
- PINE TREE
- POWER POLE
- SIGN POST
- TREE
- PROTECTED TREE
- WATER METER
- POOL EQUIPMENT
- GATE CONTROL BOX



03/09/2021
 (e-signed)

M&G CIVIL ENGINEERING AND
 LAND SURVEYING

TITLE: PRELIMINARY PARCEL MAP NO. AA-2019-7185-PMLA 19233 WELLS DRIVE, LOS ANGELES, CA 91356		
CLIENT: Mr Garry Pietruszka	JOB NO.:	19-15185
SCALE: 1" = 40'	DATE:	02/04/20
DESIGNED BY: F.G. / N.J.	REVISION (S):	03/09/21
DRAWN BY: SJ	SHEET	1
CHECKED BY: C.D.L.	OF 1 SHEET	

RECEIVED
 CITY OF LOS ANGELES
 MAY 18 2021
 CITY PLANNING
 VAN NUYS OFFICE

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TENTATIVE MAP
 MAY 18 2021
 REVISED MAP
 FINAL MAP UNIT
 DEPUTY ADVISORY AGENCY