



NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **MAR 16 2023**

Case No.: TT-83416-HCA-1A

CEQA: ENV-2021-7138-CE

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

Project Site: 21815 and 21825 West San Jose Street

Applicant: Vartan Achababghian, Masis Holdings LLC
Representative: Kurt Gibbs, Gibbs Architects

Appellant: Marianne King

At its meeting of **January 5, 2023**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following Project:

Subdivision of one lot, totaling 50,985 square feet, into five single-family lots to allow for the construction of two-story single-family dwellings each with a two-car attached garage. Demolition of an existing 3,890 square-foot one-story residence and a detached garage along with the removal of nine on-site non-protected trees are also proposed. A total of 15 protected trees on site and two in the public right-of-way are proposed to be preserved and protected in place.

1. **Determined**, that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. **Granted** the appeal in part, **denied** the appeal in part, and **sustained** the Deputy Advisory Agency's Determination dated June 30, 2022;
3. **Approved**, the corrected Tentative Tract Map stamp dated November 3, 2022 and the updated grant clause;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Parseghian
Seconded: Collado
Ayes: Nam, Sampson
Absent: Diaz

Vote: 4 – 0

Eva Bencomo, Commission Executive Assistant I
North Valley Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the North Valley Area Planning Commission is further appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council and the decision of the City Planning Commission will become final and effective upon the close of the 10-day appeal period. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: **MAR 27 2023**

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings, Interim Appeal Filing Procedure

c: Blake Lamb, Principal City Planner
Claudia Rodriguez, Senior City Planner
Sarah Hounsell, City Planner

FINDINGS

FINDINGS OF FACT (CEQA)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. TT-83416-HCA 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 requested Tentative Tract Map seeks to permit the subdivision of one approximately 50,984 gross square-foot lot into five lots for the construction of five two-story single-family residential dwellings each with a two-car attached garage. The subject site is currently developed with a 3,890 square-foot single-family, and a detached garage proposed for demolition. There are a total of five trees within the public-right-of-way abutting the site and 24 located on the subject lot. There are a total of 15 protected trees on site and two on the public right of way, all proposed to be protected in place. Nine unprotected trees on-site are proposed to be removed for the construction of the proposed development. At the public hearing on July 12, 2022 and subsequent testimony provided, interested parties commented on the preservation and protects of the protected trees during construction. Conditions have been added to the tract approval to ensure preservation of these resources.

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 17.05 C., tract maps are to be designed in conformance with the tract 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 Chatsworth - Porter Ranch Community Plan, which designates the site with a Low I Residential land use designation. The land use designation lists the RE9 and RS Zones as the corresponding zones. The Project Site is zoned RS-1 and proposed five

single-family lots, which is consistent with the land use designation and density permitted by the zone.

Pursuant to LAMC Section 17.06 B. A, a Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It 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 Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. 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 17.05 enumerates the design standards for a tract 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 tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RS-1 would permit a maximum of six lots on the approximately 50,984 square-foot site. As the map is proposed for a five single family subdivision, it is consistent with the density permitted by the zone.

The tract 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 tract map for compliance with the Street Design Standards. The Bureau of Engineering has improvements to the public right-of-way along San Jose Street and Jordan Avenue, consistent with the standards of the Mobility Element. 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. The subdivision has been conditions to provide an additional streetlight on Jordan Avenue, comply with all applicable Fire regulations, and pay Quimby fees for the updating of local parks. Engineering has added conditions for meandering sidewalks to preserve the root structure of existing street trees and Transportation has condition flexibility of the driveway apron widths as well. 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 level, irregular shaped lot consisting of approximately 50,984 square feet of lot area. The site is located within the Chatsworth - Porter Ranch Community Plan area, with a land use designation of Low I Residential and is zoned RS-1. The RS-1 Zone would permit a maximum of six lots. However, the applicant is proposing five lots to

maintain the tree canopy onsite. There is an existing 3,890 square-foot single-family dwelling with attached garage that is proposed for demolition along with the removal of nine non-protected trees for the development of five two-story homes with attached garages. There are a total of 29 trees existing within the project site including five within the public right of way. There are a total of 15 protected trees on site and two on the public right of way.

The site is located on the northwest corner of Jordan Avenue and San Jose Street, having a frontage of 292.93 feet along San Jose Street and 144.12 feet along Jordan Avenue. The project site is located within the 6.5 kilometers (4.10 miles) from the Santa Susana Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is located within a Liquefaction 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. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas) as it is outside the flood zone. 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.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The project site is located within the Chatsworth-Porter Ranch Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low I Residential corresponding to the RE9 and RS Zones. The property is zoned RS-1 and is thus consistent with the existing land use designation. The existing RS-1 Zone permits a density of one dwelling unit. The net lot area after dedication would allow up to six units on the site. The applicant is requesting to build five (5) single-family homes on the site, which is less than the maximum of six (6) allowed.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of 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.

The project site is currently developed with an existing 3,890 square-foot single-family, and a detached garage, on-site proposed for demolition. The project will subdivide the existing lot into five new lots to permit the construction of five single-family dwellings. There are a total of 29 trees existing within the project site including five within the public right of way. There are a total of 15 protected trees on site and two on the public right of way to

be maintained. The applicant submitted a tree report and designed the subdivision to preserve all protected tree species on-site and within the public right-of-way. If one of the street trees needs to be removed to provide adequate driveway apron, the applicant proposes to replace the tree at the discretion of the Board of Public Works. Rapidly occurring climate change has added new urgency to ensuring that Los Angeles has the social and environmental resiliency to prepare for expected changes in weather patterns and other climate-related hazards. Improvement such as increased tree canopy, rehabilitation of existing housing stock, and sustainable construction have multiple benefits that will help reduce the effects of high-heat days, while reducing energy cost and decreasing greenhouse gas emissions. Preserving protected tree and shrub specific onsite and minimizing curb cuts through shared easements to access proposed garages will allow for increased density in the housing stock, higher building heights will ensure the subdivision achieves many of the City's sustainably and environmental goals. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife.

- (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, the project site has a minimum of 20 feet of frontage along San Jose Street or Jordan Avenue, which are public streets. The project site consists of a parcel identified as Lot No. 1 of Tract 25199 and is identified by the Assessor Parcel No. 2722-033-001. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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 tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract 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.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

The property is located at the northwest corner of San Jose Street and Jordan Avenue.

The properties at the west, north, across the street to the east and across the street to the south are developed with single family homes.

The site is located at the northwest corner of San Jose Street and Jordan Avenue. The site has a frontage along San Jose Street of 292.93 feet and 144.12 feet along Jordan Avenue. The lot size is 50,984.4 square feet. The site has a single-family home with slope of less than 10% of flat area. There are numerous existing trees on the property and there are five street trees located in the City Street right of way. San Jose Street and Jordan Avenue.

The proposed buildings will be two-story stucco with wood trim and finished in light natural tone colors. Standard energy efficient appliances and fixtures will be utilized throughout the development. Standard insulation, weather stripping and window glazing will be utilized as specified by current building codes. Low flow bathroom fixtures and modern irrigation systems will be installed to conserve water use.

No active solar systems are proposed under the preliminary development plans.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tentative Tract No. TT-83416-HCA.

Conditions of Approval

(As Modified by the North Valley Area Planning Commission at its meeting on January 5, 2023)

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.06, the North Valley Area Planning Commission approved Tentative Tract Map No. TT-83416-HCA located at 21815 West San Jose Street, for a maximum **five lots** as shown on the revised map stamp-dated November 3, 2022, in the Chatsworth – Porter Ranch Community Plan. This unit density is based on the RS-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 approval is subject to the following conditions and findings:

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 Quyen Phan of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

1. That additional sidewalk easement be provided adjacent to the 48-inch oak tree along San Jose Street.
2. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
3. That necessary, sanitary sewer easement be dedicated and shown on the final map.

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 May 24, 2021, Log No. 117253 and attached to the case file for Tract No. 83416.

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 Laura Duong at (213) 482-0434 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 sites without a main use. 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. Provide a copy of affidavit AFF-41362 and AFF-41363. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions the property lines, lot width (as defined in Section 12.03 of the Zoning Code), and lot area for each lot.
 - d. The submitted plot plan is not complete. Revise the map to show compliance with minimum lot width (60 ft.) and lot area (7,500 s.f.) requirement of the RS Zone or obtain approval from the Department of City Planning.
 - e. Show the street dedication 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.

Notes: The setbacks for the proposed structures are to comply with the current zoning requirements at the time of plan check to the satisfactory of LADBS.

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

If you have any questions, you may contact sheila.ahoraian@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 LADOT.
 - b. A two-way driveway width of W=28 feet is required for all driveways, or to the satisfaction of LADOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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 Los

Angeles 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 email lafdhydrants@lacity.org You should advise any consultant representing you of this requirement as well.

7. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 505.1 Address identification. New and existing shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. 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.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. 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.
 - i. Submit plot plans indicating access road and turning area for the Fire Department approval.
 - j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- l. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- m. 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.
- n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- o. All public street and fire land cul-de-sac 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 structure adjacent to the cul-de-sac.
- p. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- q. Private development shall conform to the standard street dimensions shown on Department of Public Works Standards Plan S-470-0.
- r. Standard cut-corners will be used on all turns.
- s. 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.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 8. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District. The project site is located on the pedestrian and bus routes for students attending Chatsworth Park Elementary Urban Planning Magnet. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950 or (213)580-2900, and the principals or designees of Chatsworth Park Elementary Urban Planning Magnet. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

- 9. 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.(A.)

- a. Sewer improvements/sewer/storm/drain/water plans shall be submitted.
- b. New Services & Meters shall be installed. Developer / Engineer shall provide services required for entire subdivision.
- c. Street/sewer/storm drain/ water plans shall be submitted.
- d. Pressure regulators will be required in accordance with the Los Angeles City. Plumbing Code for the following lot(s) where pressure exceeds 80 psi. at the minimum pressure is less than 35 PSI.
- e. The Bureau of Engineering (BOE) may not permit any new services to be installed in the public right of way. Please submit plans to the Water System that show adequate space on private property for new service installations, UNLESS BOE is making an exception for this project. If an exception has been made, please submit written proof to LADWP that the BOE will allow services within the right of way. The written documentation shall make clear that the BOE is aware of the specific sizes quantities, sizes, and locations of new services being requested for this project, rather than a general statement. Even with BOE's permission, LADWP will not install services within, or nearer than five (5) feet from the edge of, any travelled way subject to vehicle loading (streets, driveways, etc.).

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).

10. 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

11. 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 October 10, 2021. 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

12. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org which 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.

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

URBAN FORESTRY DIVISION

14. NATIVE PROTECTED TREES

- a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long-term survival of the species.
- b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

Note: Removal of Native Protected trees and shrubs requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of native protected trees and shrubs. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

15. STREET TREES

- a. Projects shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 8473077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal 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.

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of five lots.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site, which can be provided tandem in the driveway.
 - c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall or vinyl or wood fence shall be constructed adjacent to neighboring residences along the north and west property lines, if no such wall already exists, except in required front yard.
 - d. Preserve all 17 protected *Quercus agrifolia* (Coast Live Oaks) native trees in place identified as tree numbers 1-5, 8-9, 13, 17-20, and 22-24. Two of which are on the public right-of-way identified as trees B and D on the site survey.
 - e. "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase and shall not be removed until the completion and cessation of all grading activities.
 - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. 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.
 - h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

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

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

to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

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 trees on the site. It shall also identify the 17 protected trees to be preserved onsite including 1-5, 8-9, 13, 17-20, and 22-24 and street trees identified as B and D on the Tree Report submitted by Harmony Gardens, Inc. dated April 26, 2021.

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.

OR

The Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for the proposed commercial use.

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 2010.
- 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 a new streetlight: one (1) on Jordan Avenue; and, if street widening per BOE improvement conditions, relocate and upgrade street lights, two (2) on San Jose Street.

Notes:

The quantity of streetlights 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 conditions, 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 San Jose Street being dedicated and adjoining the tract by the construction of a new 5-foot concrete sidewalk adjacent to the property line and a meandering sidewalk adjacent to the existing Oak tree including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer and the Urban Forestry Division.
 - (2) Improve Jordan Avenue adjoining the tract by the construction of a new 5-foot concrete sidewalk in a 12-foot border including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
 - (3) Construct the necessary off-site or on-site mainline and house connection sewers satisfactory to the City Engineer.
 - (4) Upgrade the curb ramp at the intersection with San Jose Street and Jordan Avenue for ADA compliance per BOE Standards and Special Order 01-1020 all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units.

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

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

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG

YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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Kurt Gibbs (R)
Gibbs Architects
3575 Long Beach Blvd
Long Beach, CA 90807

Greg Mazler (E)
GM Engineering
6634 Valjean Avenue
Van Nuys, CA 91406

Re: TT-83416-HCA

21815 & 21825 West San Jose Street
Chatsworth – Porter Ranch Plan Area
Zone : RS-1
D.M. : 207B101, 207B105
C.D. : 12 – Lee
CEQA : ENV-2021-7138-CE
Legal Description: Lot: 1; Tract: 25199

Decision Date: October 3, 2022

Last Day To Appeal: October 13, 2022

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.06, the Advisory Agency approved Tentative Tract Map No. TT-83416-SF-HCA located at 21815 West San Jose Street, for a maximum **five lots** as shown on the revised map stamp-dated July 1, 2021, in the Chatsworth – Porter Ranch Community Plan. This unit density is based on the RS-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 Quyen Phan of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

1. That additional sidewalk easement be provided adjacent to the 48-inch oak tree along San Jose Street.
2. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
3. That necessary, sanitary sewer easement be dedicated and shown on the final map.

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 May 24, 2021, Log No. 117253 and attached to the case file for Tract No. 83416.

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 Laura Duong at (213) 482-0434 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 sites without a main use. 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. Provide a copy of affidavit AFF-41362 and AFF-41363. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions the property lines, lot width (as defined in Section 12.03 of the Zoning Code), and lot area for each lot.

- d. The submitted plot plan is not complete. Revise the map to show compliance with minimum lot width (60 ft.) and lot area (7,500 s.f.) requirement of the RS Zone or obtain approval from the Department of City Planning.
- e. Show the street dedication 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.

Notes: The setbacks for the proposed structures are to comply with the current zoning requirements at the time of plan check to the satisfactory of LADBS.

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

If you have any questions, you may contact sheila.ahoraian@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 LADOT.
 - b. A two-way driveway width of W=28 feet is required for all driveways, or to the satisfaction of LADOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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 Los Angeles 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 email lafdhydrants@lacity.org You should advise any consultant representing you of this requirement as well.

- 7. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. 505.1 Address identification. New and existing shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. Submit plot plans indicating access road and turning area for the Fire Department approval.
- j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- l. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- m. 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.
- n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

- o. All public street and fire land cul-de-sac 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 structure adjacent to the cul-de-sac.
- p. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- q. Private development shall conform to the standard street dimensions shown on Department of Public Works Standards Plan S-470-0.
- r. Standard cut-corners will be used on all turns.
- s. 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.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 8. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District. The project site is located on the pedestrian and bus routes for students attending Chatsworth Park Elementary Urban Planning Magnet. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950 or (213)580-2900, and the principals or designees of Chatsworth Park Elementary Urban Planning Magnet. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

- 9. 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.(A.)
 - a. Sewer improvements/sewer/storm/drain/water plans shall be submitted.
 - b. New Services & Meters shall be installed. Developer / Engineer shall provide services required for entire subdivision.
 - c. Street/sewer/storm drain/ water plans shall be submitted.
 - d. Pressure regulators will be required in accordance with the Los Angeles City. Plumbing Code for the following lot(s) where pressure exceeds 80 psi. at the minimum pressure is less than 35 PSI.

- e. The Bureau of Engineering (BOE) may not permit any new services to be installed in the public right of way. Please submit plans to the Water System that show adequate space on private property for new service installations, UNLESS BOE is making an exception for this project. If an exception has been made, please submit written proof to LADWP that the BOE will allow services within the right of way. The written documentation shall make clear that the BOE is aware of the specific sizes quantities, sizes, and locations of new services being requested for this project, rather than a general statement. Even with BOE's permission, LADWP will not install services within, or nearer than five (5) feet from the edge of, any travelled way subject to vehicle loading (streets, driveways, etc.).

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).

10. 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

11. 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 October 10, 2021. 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

12. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org which 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.

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

URBAN FORESTRY DIVISION**14. NATIVE PROTECTED TREES**

- a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long-term survival of the species.
- b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

Note: Removal of Native Protected trees and shrubs requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of native protected trees and shrubs. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

15. STREET TREES

- a. Projects shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal 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.

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of five lots.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site, which can be provided tandem in the driveway.
 - c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall or vinyl or wood fence shall be constructed adjacent to neighboring residences along the north and west property lines, if no such wall already exists, except in required front yard.
 - d. Preserve all 17 protected *Quercus agrifolia* (Coast Live Oaks) native trees in place identified as tree numbers 1-5, 8-9, 13, 17-20, and 22-24. Two of which are on the public right-of-way identified as trees B and D on the site survey.
 - e. "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (truck diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase and shall not be removed until the completion and cessation of all grading activities.
 - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. 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.
 - h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits.

Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

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 trees on the site. It shall also identify the 17 protected trees to be preserved onsite including 1-5, 8-9, 13, 17-20, and 22-24 and street trees identified as B and D on the Tree Report submitted by Harmony Gardens, Inc. dated April 26, 2021.

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.

OR

The Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for the proposed commercial use.

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 2010.
- 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 a new streetlight: one (1) on Jordan Avenue; and, if street widening per BOE improvement conditions, relocate and upgrade street lights, two (2) on San Jose Street.

Notes:

The quantity of streetlights 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 conditions, 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 San Jose Street being dedicated and adjoining the tract by the construction of a new 5-foot concrete sidewalk adjacent to the property line and a meandering sidewalk adjacent to the existing Oak tree including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer and the Urban Forestry Division.
 - (2) Improve Jordan Avenue adjoining the tract by the construction of a new 5-foot concrete sidewalk in a 12-foot border including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
 - (3) Construct the necessary off-site or on-site mainline and house connection sewers satisfactory to the City Engineer.
 - (4) Upgrade the curb ramp at the intersection with San Jose Street and Jordan Avenue for ADA compliance per BOE Standards and Special Order 01-1020 all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units.

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-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 Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is

exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. TT-83416-SF-HCA 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 requested Tentative Tract Map seeks to permit the subdivision of one approximately 50,984 gross square-foot lot into five lots for the construction of five two-story single-family residential dwellings each with a two-car attached garage. The subject site is currently developed with a 3,890 square-foot single-family, and a detached garage proposed for demolition. There are a total of five trees within the public-right-of-way abutting the site and 24 located on the subject lot. There are a total of 15 protected trees on site and two on the public right of way, all proposed to be protected in place. Nine unprotected trees on-site are proposed to be removed for the construction of the proposed development. At the public hearing on July 12, 2022 and subsequent testimony provided, interested parties commented on the preservation and protects of the protected trees during construction. Conditions have been added to the tract approval to ensure preservation of these resources.

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 17.05 C., tract maps are to be designed in conformance with the tract 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 Chatsworth - Porter Ranch Community Plan, which designates the site with a Low I Residential land use designation. The land use designation lists the RE9 and RS Zones as the corresponding zones. The Project Site is zoned RS-1 and proposed five single-family lots, which is consistent with the land use designation and density permitted by the zone.

Pursuant to LAMC Section 17.06 B. A, a Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It 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 Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. 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 17.05 enumerates the design standards for a tract 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 tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RS-1 would permit a maximum of six lots on the approximately 50,984 square-foot site. As the map is proposed for a five single family subdivision, it is consistent with the density permitted by the zone.

The tract 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 tract map for compliance with the Street Design Standards. The Bureau of Engineering has improvements to the public right-of-way along San Jose Street and Jordan Avenue, consistent with the standards of the Mobility Element. 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. The subdivision has been conditions to provide an additional streetlight on Jordan Avenue, comply with all applicable Fire regulations, and pay Quimby fees for the updating of local parks. Engineering has added conditions for meandering sidewalks to preserve the root structure of existing street trees and Transportation has condition flexibility of the driveway apron widths as well. 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 level, irregular shaped lot consisting of approximately 50,984 square feet of lot area. The site is located within the Chatsworth - Porter Ranch Community Plan area, with a land use designation of Low I Residential and is zoned RS-1. The RS-1 Zone would permit a maximum of six lots. However, the applicant is proposing five lots to maintain the tree canopy onsite. There is an existing 3,890 square-foot single-family dwelling with attached garage that is proposed for demolition along with the removal of nine non-protected trees for the development of five two-story homes with attached garages. There are a total of 29 trees existing within the project site including five within

the public right of way. There are a total of 15 protected trees on site and two on the public right of way.

The site is located on the northwest corner of Jordan Avenue and San Jose Street, having a frontage of 292.93 feet along San Jose Street and 144.12 feet along Jordan Avenue. The project site is located within the 6.5 kilometers (4.10 miles) from the Santa Susana Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is located within a Liquefaction 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. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas) as it is outside the flood zone. 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.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The project site is located within the Chatsworth-Porter Ranch Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low I Residential corresponding to the RE9 and RS Zones. The property is zoned RS-1 and is thus consistent with the existing land use designation. The existing RS-1 Zone permits a density of one dwelling unit. The net lot area after dedication would allow up to six units on the site. The applicant is requesting to build five (5) single-family homes on the site, which is less than the maximum of six (6) allowed.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of 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.

The project site is currently developed with an existing 3,890 square-foot single-family, and a detached garage, on-site proposed for demolition. The project will subdivide the existing lot into five new lots to permit the construction of five single-family dwellings. There are a total of 29 trees existing within the project site including five within the public right of way. There are a total of 15 protected trees on site and two on the public right of way to be maintained. The applicant submitted a tree report and designed the subdivision to preserve all protected tree species on-site and within the public right-of-way. If one of the street trees needs to be removed to provide adequate driveway apron, the applicant

proposes to replace the tree at the discretion of the Board of Public Works. Rapidly occurring climate change has added new urgency to ensuring that Los Angeles has the social and environmental resiliency to prepare for expected changes in weather patterns and other climate-related hazards. Improvement such as increased tree canopy, rehabilitation of existing housing stock, and sustainable construction have multiple benefits that will help reduce the effects of high-heat days, while reducing energy cost and decreasing greenhouse gas emissions. Preserving protected tree and shrub specific onsite and minimizing curb cuts through shared easements to access proposed garages will allow for increased density in the housing stock, higher building heights will ensure the subdivision achieves many of the City's sustainably and environmental goals. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife.

- (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, the project site has a minimum of 20 feet of frontage along San Jose Street or Jordan Avenue, which are public streets. The project site consists of a parcel identified as Lot No. 1 of Tract 25199 and is identified by the Assessor Parcel No. 2722-033-001. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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 tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract 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.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

The property is located at the northwest corner of San Jose Street and Jordan Avenue. The properties at the west, north, across the street to the east and across the street to the south are developed with single family homes.

The site is located at the northwest corner of San Jose Street and Jordan Avenue. The site has a frontage along San Jose Street of 292.93 feet and 144.12 feet along Jordan Avenue. The lot size is 50,984.4 square feet. The site has a single-family home with slope of less than 10% of flat area. There are numerous existing trees on the property and there are five street trees located in the City Street right of way. San Jose Street and Jordan Avenue.

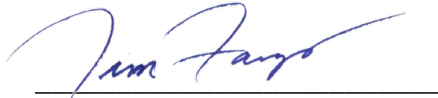
The proposed buildings will be two-story stucco with wood trim and finished in light natural tone colors. Standard energy efficient appliances and fixtures will be utilized throughout the development. Standard insulation, weather stripping and window glazing will be utilized as specified by current building codes. Low flow bathroom fixtures and modern irrigation systems will be installed to conserve water use.

No active solar systems are proposed under the preliminary development plans.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tentative Tract No TT-83416-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency



TIM FARGO, Ph.D.
Deputy Advisory Agency

JP:TF:SH:WC:ly

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10- day time limit. Such appeal must be submitted on Master Appeal Form No. CP- 7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 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 Services
Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

Forms are also available on-line at <http://cityplanning.lacity.org>

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.

TENTATIVE TRACT MAP 83416

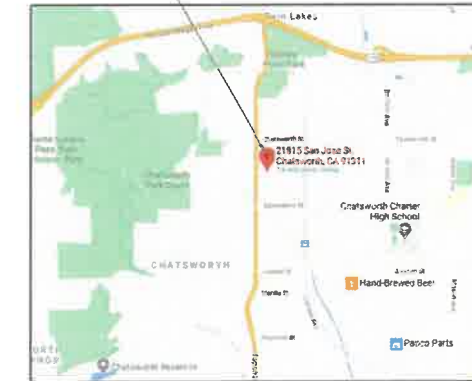
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SUBDIVISION PURPOSES

LOT 1, TRACT No. 25199, RECORDED IN BOOK 858 OF MAP, PAGES 1 AND 2 RECORDS OF THE COUNTY OF LOS ANGELES.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TENTATIVE MAP ☐ PARCEL MAP

NOV 03 2022
☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

PROJECT SITE

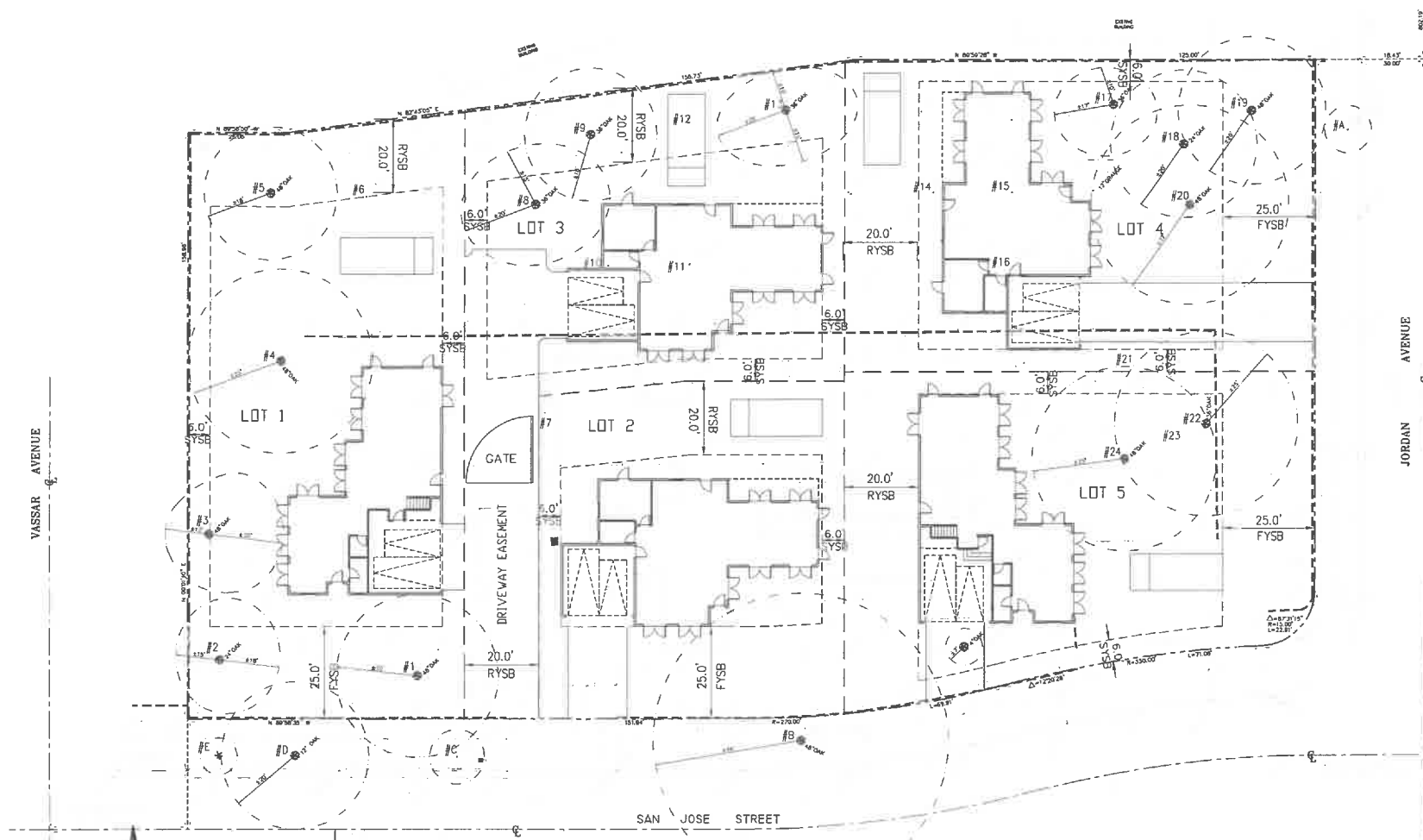


KEY MAP

N.T.S.

SUMMARY OF TREES									
TREE	BOTANICAL NAME	COMMON NAME	DIA INCH	HEALTH	AESTHETIC	BALANCE	COMMENTS	PROTECTED	REMOVE
TREES IN PUBLIC RIGHT OF WAY									
A	PYRUS KAWAKAMII	EVERGREEN PEAR	4"	FAIR	FAIR	FAIR-POOR	ID, LP	NO	NO
B	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	FAIR	GOOD	FAIR	DT, ID, SF	YES	NO
C	QUERCUS ILEX	HOLLY OAK	4"	GOOD	GOOD	GOOD	LP, SF	NO	NO
D	QUERCUS AGRIFOLIA	COAST LIVE OAK	12"	GOOD	FAIR	POOR	SS	YES	NO
E	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	14"	GOOD	GOOD	GOOD		NO	NO
TREES ON PRIVATE PROPERTY									
1	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	FAIR	GOOD	GOOD	ID, SF, TC	YES	NO
2	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"	FAIR	GOOD	GOOD	VC	YES	NO
3	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	GOOD	GOOD	GOOD		YES	NO
4	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	GOOD	GOOD	GOOD		YES	NO
5	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	FAIR	FAIR	FAIR	SB, SF, LP	YES	NO
6	CITRUS LIMON	LEMON	12"	POOR	POOR	FAIR	CC	NO	YES
7	PITTOSPORUM UNGUICULATUM	VICTORIAN BOX	20"	FAIR	GOOD	GOOD	CD	NO	YES
8	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"	FAIR	FAIR	FAIR	ID, LP	YES	NO
9	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"	FAIR	FAIR	GOOD	TC, SF	YES	NO
10	CITRUS		12"	FAIR	FAIR	FAIR	CC	NO	YES
11	CITRUS		10"	FAIR	FAIR	FAIR	CC	NO	YES
12	CITRUS		14"	FAIR	FAIR	FAIR		NO	YES
13	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"	FAIR	GOOD	GOOD	TC	YES	NO
14	CITRUS		14"	POOR	FAIR	FAIR	CC, SF	NO	YES
15	CITRUS		14"	FAIR	FAIR	FAIR	CC	NO	YES
16	CITRUS SINENSIS	ORANGE	12"	POOR	POOR	POOR	CC	NO	YES
17	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"	FAIR	FAIR	POOR	LP, O	YES	NO
18	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"	GOOD	GOOD	GOOD		YES	NO
19	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	FAIR	GOOD	GOOD	TC	YES	NO
20	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	FAIR	FAIR	FAIR	CD, TC, LP	YES	NO
21	CINNAMOMUM CAMPHORA	CAMPOR	36"	POOR	POOR	POOR	ND	NO	YES
22	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"	GOOD	GOOD	GOOD		YES	NO
23	QUERCUS AGRIFOLIA	COAST LIVE OAK	18"	POOR	FAIR	POOR	LP, TC	YES	NO
24	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	GOOD	GOOD	GOOD	LP	YES	NO

CO=CITRUS CANKER, CD=CO-DOMINANT TRUNKS, DT=DISEASE TREATMENT, ID=INSECT DAMAGE, LP=LEANING POSTURE, ND=NEARLY DEAD, PP=POOR PRUNING, SB=SOIL BUILDUP, SF=SPARSE FOLIAGE, SR=SURFACE ROOTS, TC=TRUNK CANKER, VC=VERTICAL TRUNK CRACK, SS=SINGLE SIDED, O=OVERSHADOWED



PROJECT ADDRESS:
21815 W SAN JOSE STREET
CHATSWORTH, CA 91311
APN: 2722-033-001

THOMAS GUIDE:
PAGE 500 GRID A3
PAGE 500 GRID A4

DISTRICT MAP:
207B105

OWNER / SUBDIVIDER:
VARTAN ACHABANIAN
203 N. SAN FERNANDO BLVD.
BURBANK, CA 91502

CIVIL ENGINEER:
FELIX LEVITAS, RCE 62311
GM ENGINEERING,
6834 VALJEAN AVENUE,
VAN NUYS, CA 91406
(818) 908-1824

ZONING INFORMATION:
EXISTING: RS-1
PROPOSED: RS-1
GENERAL PLAN USE: LOW DENSITY RESIDENTIAL

PROJECT AREA:
GROSS (TO CENTERLINE STREETS): 65,872 SQ. FT. (1.51 AC.)
NET (TRACT BOUNDARY):
60,943.80 SQ. FT.

PROPOSED PROJECT:
TRACT MAP SUBDIVISION
IN THE RS-1 ZONE

AREA CALCULATIONS:
UNIT 1 = 2,885 SF
UNIT 2 = 2,895 SF
UNIT 3 = 2,695 SF
UNIT 4 = 2,695 SF
UNIT 5 = 2,885 SF

PROPOSED PARKING:
GARAGE PARKING - 2 PER UNIT
TOTAL - 10
TOTAL PROPOSED PARKING - 10

NOTES:

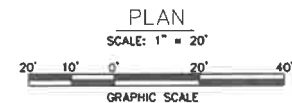
- PROPERTY IS OUTSIDE FLOOD HAZARD ZONE.
- PROPERTY IS NOT IN METHANE ZONE.
- PROPERTY IS NOT IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
- THERE IS A TOTAL OF 29 PROTECTED AND UNPROTECTED TREES: 5 ON PUBLIC RIGHT OF WAY AND 24 ON PRIVATE PROPERTY.
- PROPERTY IS NOT LOCATED IN HILLSIDE AREA.
- EXISTING FIRE HYDRANT IS LOCATED AT SOUTHEAST CORNER OF SAN JOSE STREET AND JORDAN AVENUE.
- PUBLIC SEWERS AVAILABLE IN ADJACENT STREETS.
- ALL EXISTING STRUCTURES TO BE REMOVED.

LEGEND:

PSL PIPE SLOPE
TC TOP OF CURB
FL FLOWLINE
SCD SEWER CLEANOUT
A/C ASPHALT CONCRETE
FF FINISH FLOOR
UT UNKNOWN UTILITY
P.A. PLANTING AREA
FS FINISH SURFACE
FG FINISH GRADE
FH FIRE HYDRANT
HT HEIGHT
GM GAS METER
105.50 EXISTING ELEVATION
105.50 PROPOSED ELEVATION

SYMBOLS:

EXISTING STRUCTURE
EXISTING WALL AS NOTED
EXISTING CHAIN LINK FENCE
EXISTING WOOD/IRON FENCE AS NOTED
FINISHED SURFACE LINE
CENTERLINE
PROPERTY LINE
(98) EXISTING CONTOUR ELEV.
(98) PROPOSED CONTOUR ELEV.
PROPOSED WALL
EXISTING UTILITY AS NOTED
PROTECTED TREES



IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be valid. For your DigAlert I.D. Number Call Underground Service Alert
TOLL FREE 1-800-422-4133
Two working days before you dig



PREPARED UNDER THE DIRECTION OF:

Felix Levitas, RCE 62311
11-03-2022
DATE

GM Engineering
civil engineers, land surveyors & general contractors
GM ENGINEERING, 6834 VALJEAN AVENUE, VAN NUYS, CA 91406
TEL: (818) 908-1824 FAX: (818) 908-1824



REVISIONS	DATE	ENGR	DATE	DATE	DATE	DATE	DATE	DATE	DATE

PREPARED EXCLUSIVELY FOR:
VARTAN ACHABANIAN
203 N. SAN FERNANDO BLVD.
BURBANK, CA 91502

TENTATIVE TRACT MAP
21815 W SAN JOSE STREET
CHATSWORTH, CA 91311

SHEET TITLE:
SHEET NO. 1
OF 1 SHEETS
JOB NO.
212201149