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HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 12, 2024

Owner/ Applicant
Muhammad Faisal
SIASS Investment LLC
9501 Vanalden Street
Northridge, CA 91324

Representative
Armin Ghari
6747 Odessa Avenue
Van Nuys, CA 91406

RE: Parcel Map No.: AA-2018-4978-PMLA-SL
Related Case: APCSV-2018-4977-ZC
Address: 7329 & 7331 N Kelvin Avenue
Community Plan: Canoga
Park-Winnetka-Woodland Hills-West Hills
Council District: : 3 - Blumenfield
CEQA: ENV-2018-4980-CE

EXTENSION OF TIME

On July 30, 2020, the Advisory Agency approved Parcel Map AA-2018-4978-PMLA-SL, located at 7329 & 7331 N Kelvin Avenue for a maximum of three (3) small lots, pursuant to the LAMC Section 12.22 C.27, as shown on map stamp-dated March 6, 2020 in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan.

Pursuant to Los Angeles Municipal Code (LAMC) 13B.7.3.F.2, the initial life of the map approval is three years. Absent an allowable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance, by July 30, 2023.

On November 12, 2020, the South Valley Area Planning Commission approved and recommended that the City Council adopt a Zone Change from RA-1 to (T)(Q)RD5-1 Zone for APCSV-2018-4977-ZC.

On April 4, 2024, the Subdivider, Muhammad Faisal from SIASS Investment LLC, provided electronic correspondence to City Planning, along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision Map Act pursuant to Government Code Sections 66463.5(d)(1)-(2). Specifically, these correspondences cite evidence of public agency delay due to the hydrant estimate fee from LADWP in order to satisfy the public Fire Hydrant requirement from LAFD Condition 11. This delay began from January 2, 2022, through July 30, 2023 a 574 day delay (See Exhibit A).

Based on the DAA's careful review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under AA-2018-4978-PMLA-SL, specifically the provisions set forth in Government Code Sections 66463.5(d)(1)-(2), related to the LADWP fee hydrant estimate requirement to satisfy the LAFD Condition 11. The subdivider has demonstrated continued communication with LADWP and LAFD but the delays were unforeseen by the subdivider resulting in the Map expiring. Based on the foregoing, the Parcel Map approval shall be tolled for 574 days (the period from January 2, 2022 to July 30, 2023) extending the Parcel Map to April 25, 2025.

Pursuant to Chapter 1, LAMC Section 12.36 G.2, legislative approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore the new expiration date for both entitlements is April 25, 2031.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Nelson Rodriguez
Deputy Advisory Agency
VPB:NR

cc: Councilmember – Bob Blumenfield

Encls.: Exhibit A – delay correspondence

EXHIBIT A¹¹

Hello,

We need a letter from the LADWP in order to obtain a Clearance for tract map. Is this something you can help me with? Or, can you direct me to the person who handles this type of clearances/approvals? Please see attached document, refer to item 12 on page 6.

Thank you,

Orbel

GA Engineering Inc

6747 Odessa Ave Suite 204

Van Nuys, CA 91406

Phone: (818) 758-0018

Fax: (818) 357-6558

-----Confidentiality Notice----- This electronic message transmission contains information from the Los Angeles Department of Water and Power (LADWP), which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

 **7329 & 7331 N. Kelvin Avenue determination.pdf**
248K

VA AG <gasubmit@gmail.com>
To: mallianassociates@gmail.com

Wed, Apr 3, 2024 at 1:43 PM

GA Engineering Inc

6747 Odessa Ave Suite 204

Van Nuys, CA 91406


Phone: (818) 758-0018

Fax: (818) 357-6558

----- Forwarded message -----

From: **Palacpac, Lowell oriel** <Lowell.Palacpac@ladwp.com>
Date: Mon, Nov 27, 2023 at 11:38 AM
Subject: RE: [EXTERNAL] 7329 N. Kelvin Avenue (AA-2018-4978-PMLA-SL)
To: VA AG <gasubmit@gmail.com>

Good morning Orbel,

 In addition to the executed, recorded Covenant & Maintenance Agreement (CMA), if LAFD still requires a new public fire hydrant, payment must also be made to our Water New Business group in order for LADWP's Water System to clear your

subdivision map.

Please see attached a copy of the official cost letter.

Sincere regards,



Lowell Palacpac

Los Angeles Department of Water and Power
Water Distribution Engineering | West Valley District
213.367.1255 | lowell.palacpac@ladwp.com

[Water Distribution Standards Link](#)

[Water Services and Pressure Information](#)

From: Palacpac, Lowell oriel
Sent: Tuesday, November 14, 2023 1:28 PM
To: VAAG <gasubmit@gmail.com>
Subject: RE: [EXTERNAL] 7329 N. Kelvin Avenue (AA-2018-4978-PMLA-SL)

Good morning Orbel,

Back in January 2022 LAFD's Inspector Urrea required a new fire hydrant (see email attached). Over the years, Inspectors are reassigned or change and therefore fire hydrant requirements may also change. In order for LADWP to remove this requirement we will need formal confirmation with a LAFD Inspector's stamp/signature that it is no longer required. Once you provide confirmation to us, LADWP can remove this requirement and clear the map.

Sincere regards,



Lowell Palacpac

Los Angeles Department of Water and Power
Water Distribution Engineering | West Valley District
213.367.1255 | lowell.palacpac@ladwp.com

[Water Distribution Standards Link](#)

[Water Services and Pressure Information](#)

From: Palacpac, Lowell oriel
Sent: Monday, November 13, 2023 2:58 PM
To: VA AG <gasubmit@gmail.com>
Cc: Abundis, Denise <Denise.Abundis@ladwp.com>; Badua, Avelino <Avelino.Badua@ladwp.com>
Subject: RE: [EXTERNAL] 7329 N. Kelvin Avenue (AA-2018-4978-PMLA-SL)

Good afternoon Orbel,

LADWP Water System sent a map letter for Parcel Map 2018-4978 to BOE on January 13, 2022. One of the conditions for map clearance is payment of a new public fire hydrant required by LAFD.

I will work with our Water New Business group to prepare an official cost letter for this new fire hydrant. Once the letter is completed, I will send over a copy.

Sincere regards,



Lowell Palacpac

Los Angeles Department of Water and Power
Water Distribution Engineering | West Valley District
213.367.1255 | lowell.palacpac@ladwp.com

[Water Distribution Standards Link](#)

[Water Services and Pressure Information](#)

From: Viramontes, Rafael <Rafael.Viramontes@ladwp.com>
Sent: Monday, November 13, 2023 8:42 AM
To: Badua, Avelino <Avelino.Badua@ladwp.com>; VA AG <gasubmit@gmail.com>
Cc: Abundis, Denise <Denise.Abundis@ladwp.com>; Palacpac, Lowell oriel <Lowell.Palacpac@ladwp.com>
Subject: RE: [EXTERNAL] 7329 N. Kelvin Avenue (AA-2018-4978-PMLA-SL)

Good morning all,

I recently transferred to Western District.

Denise, Lowell, can you review our responses for parcel 2018-4978.

Rafael Viramontes, MS, PE

Western District Engineer | Water Distribution



BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners
Cynthia McClain-Hill, President
Nicole Neeman Brady, Vice President
Nurit Katz
Mia Lehrer
George S. McGraw
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

November 22, 2023

Map No. 186-108

SIASS INVESTMENT, LLC
6747 Odessa Avenue #204
Los Angeles, CA 91406

Dear Sir/Madam:

Subject: Water Facility Charges – Tract 2018-4978
Fire Hydrant Installation

The letter is for the charges for water facilities for your tract. They have been compiled from maps received on October 15, 2021 and calculated in accordance with present Los Angeles Department of Water and Power (LADWP) rules and charges.

Install one (1), 2½" x 4" double fire hydrant on the west side of Kelvin Avenue,
approximately 340 feet south centerline of Valerio Street (standard) \$ 27,706.00

Department of Transportation (DOT), Traffic Control Plan (TCP) N/A

TOTAL FEES: \$ 27,706.00

Street Damage Restoration Fee (SDRF), may be up to \$2,700.00 and must be paid at Bureau of Engineering (BOE) counter.

Your payment will be accepted as a non-interest bearing advance, subject to revision because of changes in your plans. Payments based on currently effective charges are for standard installations and will be binding for a period of one (1) year. Non-standard installations may require an adjustment to normal charges that could result in a significant increase to the amount quoted above. Tracts or properties not ready for installation of ordered water facilities within the one (1) year period will be subject to adjustment based on the charges in effect at the time installations are performed. **New charges generally become effective on July 1 of each year.**

On October 31, 2018, the City of Los Angeles approved Ordinance No. 185818 amending Section 62.06 of the Los Angeles Municipal Code to update the Street Damage Restoration Fees (SDRF) effective December 6, 2018. This ordinance imposes SDRF upon any person, corporation or agency, including any utilities and governmental agencies for cutting or trenching in the City of Los Angeles streets. **These SDRF charges must be paid prior to issuance of the necessary excavation permits, as part of the City of Los Angeles Department of Public Works – Bureau of Engineering (LADPW-BOE) standard fees. LADWP will apply for single small service excavation/resurfacing permit on behalf of the customer.** Streets that have been resurfaced less than one (1) year before the date of the proposed excavation shall not be cut unless the party benefiting from such excavation paves the entire City block.

For any work performed outside the City of Los Angeles and not under the jurisdiction of LADPW-BOE, excavation permitting will be applied to the appropriate agency. The customer will be notified by LADWP

District Engineer to issue payment for all associated permitting fees directly to the responsible permitting agency prior to construction start unless otherwise specified in this letter of charges.

This estimate is based on existing field conditions, pedestrian traffic-rated vaults, and the information you have provided to us. Prior to construction start, a field assessment will be performed to confirm the proposed installation(s) and is subject to cost increase should field existing conditions, the scope of work, or additional requirements change.

This estimate does not include service connections or meters, since we have no knowledge of your requirements at this time.

Additional charges for adjustments to existing water facilities may be required. In order to check for such adjustments, we will need a copy of your street plans and profiles.

Damages to water facilities which may occur during tract construction will not be repaired by the Water System without charge. Enclosed is our Authority For Billing form which is to be executed by the Principal, or an Agent of the Principal, and returned with your payment. Should no damage occur, no billing will be rendered.

Upon receipt of payment for all known charges and your executed Authority For Billing, we will notify the City Engineer that this obligation is fulfilled.

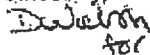
Curbs must be installed in new streets and in existing streets subject to change of grade before we will install our portion of the water facilities.

Processing and installation time for large services normally take about 140-200 calendar days subject to the Bureau of Engineering's permitting conditions and requirements and the availability of the LADWP construction crews.

If we can be of assistance in coordinating this development, please contact Ms. Ethel at (213) 367-1311. Correspondence may be addressed to:

LADWP
Water New Business
Attention - Ethel Perez
111 North Hope Street, Room 1425
Los Angeles, California 90012

Sincerely,



Liz Gonzalez
Manager-Business Arrangements
Water Distribution Engineering

EP:

Enclosure: Authority for Billing Form

c: Mr. Lowell Palacpac

Ms. Ethel Perez

AUTHORITY FOR BILLING

November 22, 2023

In consideration of the Los Angeles Department of Water and Power (LADWP) installing water system facilities, we will accept full financial responsibility for any loss or damage to meters, services, and meter boxes, or other water system facilities which have been or will be on:

Tract No. 2018-4978
West of Kelvin Avenue, South of Valerio St

We agree to accept the responsibility for any necessary reconstruction of water services or facilities occasioned by a subsequent change in location or damage caused by our development.

This Agreement will remain in effect until the LADWP has inspected and approved the tract. Following such inspection, and where conditions warrant, LADWP will make any necessary repairs and bill us for the labor and materials used.

(Inspection may be obtained by calling (818) 775-5422)

Signed _____
Title _____
Company _____
Address _____
Telephone _____

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 430
VAN NUYS, CA 91401

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

Determination Date: July 30, 2020

Appeal Period End Date August 14, 2020

Muhammad Faisal (O/A)
SIASS Investment, LLC
9501 Vanalden Street
Northridge, CA 91324

Armin Gharai (R)
GA Engineering, Inc.
6747 Odessa Avenue, Suite 204
Van Nuys, CA 91406

RE AA-2018-4978-PMLA-SL
Related Case: APCSV-2018-4977-ZC
Address: 7329 & 7331 N. Kelvin Avenue
Community Plan: Canoga Park – Winnetka –
Woodland Hills – West Hills
Zone: RA-1
District Map: 186-B-109
Council District: 3-Blumenfield
CEQA No.: ENV-2018-4980-CE
Legal Description: Lot FR 14, Block None, TR 6778

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines, based on the whole administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15303, Class 3, and Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies, and issues ENV-2018-4980-CE as the environmental clearance. The Advisory Agency also approves Parcel Map No. AA-2018-4978-PMLA, located at 7329 and 7331 North Kelvin Avenue, for a maximum **three (3) small lots**, (pursuant to the LAMC Section 12.22 C,27), as shown on map stamp-dated March 6, 2020, in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. This unit density is based on the proposed RD5-1 Zone (Case No. APCSV-2018-4977-ZC). (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li or Georgic Avanesin of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. 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.
7. That all pedestrian common access easements be 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.

8. 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 *September 5, 2018*, Log No. 104930 and attached to the case file for Parcel Map No. AA-2018-4978-PMLA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

9. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide a copy of APC case APCSV-2018-4977-ZC. Show compliance with all the conditions/requirements of the APC case(s) as applicable.
- c. Small Lot Subdivision is not allowed in the RA-1 Zone. Obtain Zone Change approval from the Department of City Planning and City Council.
- d. Zone Change must be recorded prior to obtaining Zoning clearance.
- e. Provide a copy of the Zone change and show compliance to the Zone Change requirements/conditions as applicable.
- f. Show all 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. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- g. Resubmit the map to provide and maintain a minimum (10 ft.) common driveway access. No projections are allowed into the required common driveway access. Provide the 10 ft. wide common driveway access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.
- h. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (Section 12.21A.17 LAMC).

This property is located in a Liquefaction Zone.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

DEPARTMENT OF TRANSPORTATION

Any questions regarding this report should be directed to Brandon Wilson at brandon.wilson@lacity.org or 818-374-4691.

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

FIRE DEPARTMENT

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

11. 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. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- d. 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 Fire Department approval.
- j. 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.
- k. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- l. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- r. 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.
- s. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- t. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- u. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF SANITATION

- 13. 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 16, 2019. 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

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

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

- 16. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by

LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio.

Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

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

17. 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 three (3) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2018-4978-PMLA-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - d. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 C,27:
 - (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front (N/S/E/W)	Rear (N/S/E/W)	Side 1 (N/S/E/W)	Side 2 (N/S/E/W)
A	20' (E)	13' (W)	10' (N)	27.95' (S)
B	39.61' (S)	18' (N)	3' (E)	5' (W)
C	29.45' (S)	15' (N)	3' (E)	16' (W)

- (ii) The Common Access Driveway shall have a minimum width of 21 feet clear-to-sky.
- e. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. APCSV-2018-4977-ZC shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. APCSV-2018-4977-ZC is not approved, the subdivider shall submit a parcel map modification.
- f. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- g. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- h. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- i. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- j. 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.
- k. 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 SMALL LOT CONDITIONS

SL-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.
- SL-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.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS (PARCEL MAP)

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

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

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Kelvin Avenue by removing the existing curb and construction of a new concrete curb and 2-foot wide gutter and construction of a 5-foot concrete sidewalk and landscaping of the parkway or a full-width concrete sidewalk with tree wells including necessary removal and reconstruction of existing improvements.
 - (2) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

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

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

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

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

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

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

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

DETERMINED based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15303, Class 3, and Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2018-4978-PMLA-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B.

The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, which designates the site with a Low Residential land use designation. The land use designation lists the RE9, RS, R1, RU, RD6, and RD5 Zones as corresponding zones. The project Site is currently zoned RA-1 and the applicant is pursuing a Zone Change to an RD5 Zone (Case No. APCSV-2018-4977-ZC). The requested RD5 Zone is an allowable corresponding zone for the Low Residential land use designation.

The project site has approximately 17,470 square feet of lot area, which would permit a maximum of three (3) dwelling units. As shown on the parcel map, the project proposes to subdivide the project site into three (3) small lots, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 C,27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site, if the concurrent case is approved. The project site is currently zoned RA-1 and the applicant is pursuing a Zone Change to an RD5-1 Zone (Case No. APCSV-2018-4977-ZC). The requested RD5-1 Zone, if approved, would permit a maximum of three (3) lots on the approximately 17,470 square-foot site. As the map is proposed for a three (3) unit small lot subdivision, it is consistent with the density permitted by the zone requested. If the Zone Change were to be denied, Condition No. 17.e requires the subdivider to file for a Parcel Map modification.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Kelvin Street, 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. 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 project site is a level, regular shaped lot, consisting of 17,470 square feet of lot area. The site is developed with a single-family dwelling and a detached garage. The proposed project would demolish the existing structures and remove one (1) protected tree and 13 non-protected trees located on site. The site is located on the western side of Kelvin Avenue, between Valerio Street and Sherman Way. North and east of the site are single-

family dwellings, zoned RA-1 and RS-1. Immediately south of the site is a single-family dwelling, zoned RA-1; however, further south of the site are townhomes and apartment buildings, zoned (Q)RD1.5-1 and R3-1. West of the site is a gated detached townhome development, zoned (Q)RD6-1.

The project site is located within the 11.3 km (seven 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 and will be required to comply with all applicable LADBS regulations as it pertains to development 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 within Flood Zone Type X, which denotes areas which are outside the Flood Zone.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, satisfactory with all the requirements and conditions contained in Geology and Soils Report Approval dated September 5, 2018, Log No. 104930. 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 site is located on the western side of Kelvin Avenue, between Valerio Street and Sherman Way. North and east of the site are single-family dwellings, zoned RA-1 and RS-1. Immediately south of the site is a single-family dwelling, zoned RA-1; however, further south of the site are townhomes and apartment buildings, zoned (Q)RD1.5-1 and R3-1. West of the site is a gated detached townhome development, zoned (Q)RD6-1.

The project site consists of approximately 17,470 square feet of land and is developed with a single-family dwelling and detached garage. The project proposes to construct three small lot homes, which would be two (2) stories in height with a maximum height of 33 feet. The project Site is currently zoned RA-1 and the applicant is pursuing a Zone Change to an RD5-1 Zone (Case No. APCSV-2018-4977-ZC). The requested RD5-1 Zone, if approved, would permit a maximum of three (3) lots on the approximately 17,470 square-foot site. The RD5-1 Zone would permit structures with a height of 45 feet, with no limitation on the number of stories. As the map is proposed for a three (3) unit small lot subdivision, with structures with a maximum height of 33 feet, it is consistent with the density permitted by the zone requested. If the Zone Change were to be denied, Condition No. 17.e requires the subdivider to file for a Parcel Map modification.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, satisfactory with all the requirements and conditions contained in Geology and Soils Report Approval dated September 5, 2018, Log No. 104930. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a single-family dwelling and detached garage, which will be demolished to construct the project. Approximately 14 trees will be removed for the construction of the project, however, neither the project site nor the surrounding area appear to provide a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat, under Case No. ENV-2018-4980-CE.

- (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 Los Angeles Municipal Code (LAMC) Section 12.03, the project site has a minimum of 20 feet of frontage along Kelvin Street, which is a public street. The project site consists of a parcel identified as Lot No. FR 14 (Arb 1) of Tract TR 6778 and is identified by the Assessor No. 2113-013-027. 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 parcel map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2018-4978-PMLA-SL.

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

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

all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

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

Figueroa Plaza	Marvin Braude San Fernando	West Los Angeles
201 North Figueroa Street,	Valley Constituent Service	Development Services
4th Floor	Center	Center 1828 Sawtelle
Los Angeles, CA 90012	6262 Van Nuys Boulevard,	Boulevard,
(213) 482-7077	Room 251	2nd Floor
	Van Nuys, CA 91401	Los Angeles, CA 90025
	(818) 374-5050	(310) 231-2912

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

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

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

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

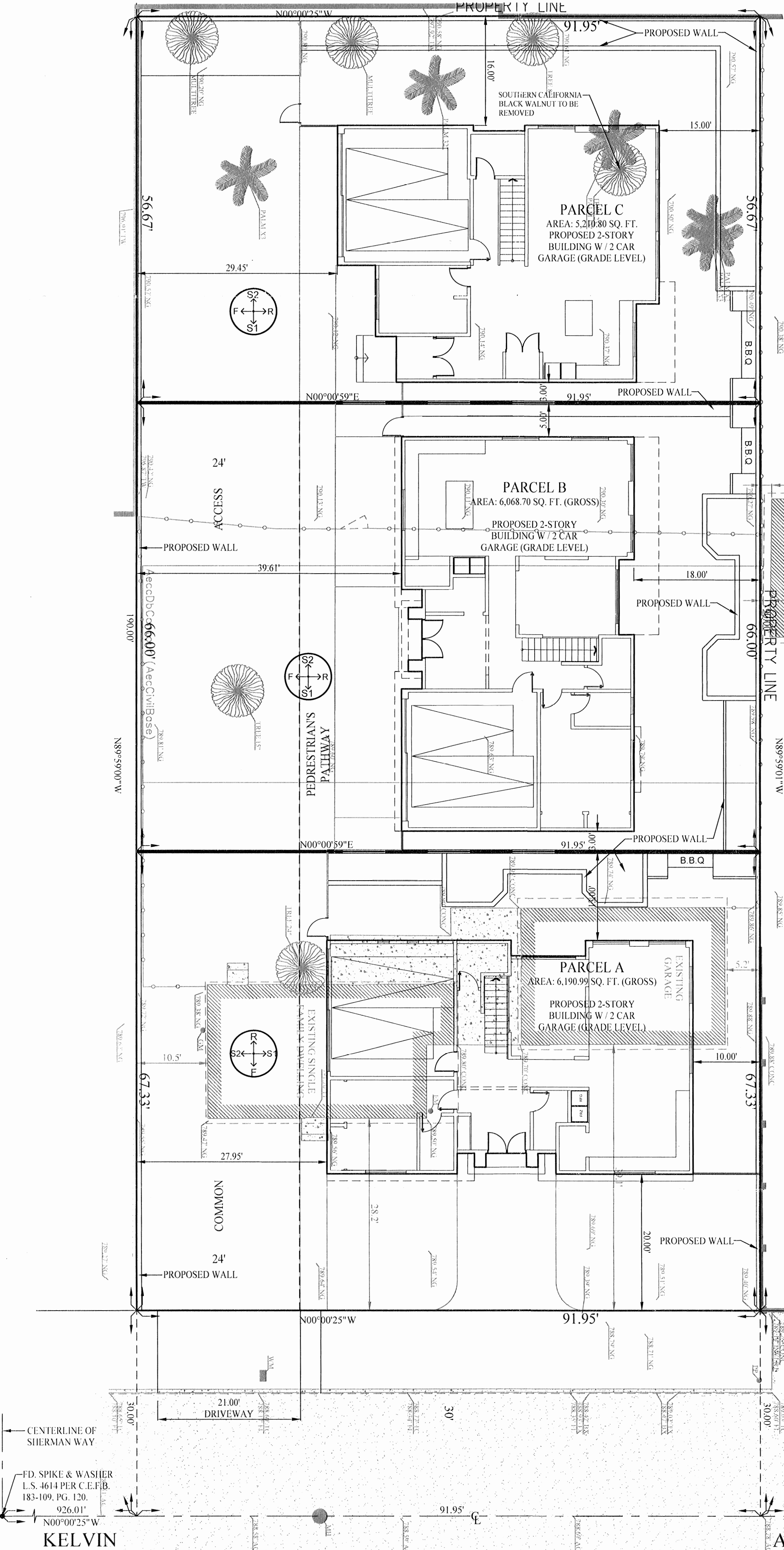
No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Director of Planning

Laura Frazin Steele

LAURA FRAZIN-STEELE
Deputy Advisory Agency

CR:LFS:VKJ:TW:mkc



OWNER/SUBDIVIDER:
SIASS INVESTMENT, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
9501 VANALDEN AVENUE,
LOS ANGELES, CA 91324
PHONE: (818) 634-6327

PROJECT SURVEYOR:
KAREN KORGANYAN
5642 ETIWANDA AVENUE, UNIT NO. 9
LOS ANGELES, CA 91356.
PHONE: (818) 482-6532

SITE ADDRESS:
7329 KELVIN AVENUE,
LOS ANGELES, CA 91306.

INTENDED USE CLASSIFICATION:
PARCEL A - RESIDENTIAL
PARCEL B - RESIDENTIAL
PARCEL C - RESIDENTIAL

PROPOSED PARCELS AREA:
PARCEL A: 6,190.99 SQ. FT. (GROSS) - 0.142 AC.
PARCEL B: 6,068.70 SQ. FT. (GROSS) - 0.139 AC.
PARCEL C: 5,210.80 SQ. FT. - 0.119 AC.
TOTAL : 17,470.50 SQ.FT.

SITE ZONING INFORMATION:
EXISTING ZONE: RA-1
PROPOSED ZONE: RD5-1

NOTES:
1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD5-1
ZONE, PURSUANT TO ORDINANCE NO. 176,354.
2. ALL EXISTING (1-STORY) STRUCTURES TO BE REMOVED.
3. PUBLIC SEWER AVAILABLE.
4. NO HAZARDOUS CONDITIONS EXIST.
5. NO OAK TREES ON SITE.
6. THERE IS ONE SOUTHERN CALIFORNIA BLACK WALNUT
TREE ON SITE.
7. NO WESTERN SYCAMORE TREES ON SITE.
8. NO CALIFORNIA BAY TREES ON SITE.
9. ALL EXISTING TREES TO BE REMOVED.

LEGAL DESCRIPTION:
THE EAST 190 FEET OF THE SOUTH 92 FEET OF LOT 14 OF
TRACT NO. 6778, IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 93, PAGES 53 AND 54 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

A.P.N. 2113-013-027.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE
BEARING N0°00'25"W OF THE EASTERLY LINE OF KELVIN
AVENUE, AS SHOWN ON THE MAP OF TRACT NO. 6778, IN
THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
93, PAGES 53 AND 54 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
BENCH MARK: 06-00211. DATUM NAVD 1988. YEAR OF
ADJUSTMENT 2000. ELEVATION (FEET) 792.933, ELEVATION
(METERS) 241.686. DESCRIPTION: WIRE SPK IN W CURB
DE SOTO AVE; 2FT N OF BC CURB RET N OF VALERIO ST

DATE OF SURVEY:
MARCH 06, 2018.

	PARCEL A	PARCEL B	PARCEL C
	KELVIN AV.	P.L.	P.L.
FRONT YARD	20' (E)	39.61' (S)	29.45' (S)
SIDEYARD 1	10' (N)	3' (E)	3' (E)
SIDEYARD 2	27.95' (S)	5' (W)	16' (W)
REAR YARDS	13' (W)	18' (N)	15' (N)
AREA	6,190.99 SF	6,068.70 SF	5,210.80 SF

LEGEND: (E) EAST, (N) NORTH, (S) SOUTH, (W) WEST



PREPARED UNDER THE DIRECTION OF :
Karen Korganyan
KAREN KORGANYAN PLS 8510

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAR 06 2020
REVISIION OF TIME
FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

CENTERLINE OF
SHERMAN WAY
FD. SPIKE & WASHER
L.S. 4614 PER C.E.F.B.
183-109, PG. 120.
926.01'
N00°00'25"W
KELVIN
306.00'
1323.96'
ESTABLISHED BY
TIES PER C.E.F.B.
186-109, PG. 189.
306.00'
1323.96'
AVENUE