

**DEPARTMENT OF  
CITY PLANNING**

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DEPUTY DIRECTOR

Decision Date: November 18, 2022

Appeal Period Ends: December 5, 2022

Doron Zilbertmintz (A)(O)  
Dyr LLC  
13907 Ventura Boulevard  
Sherman Oaks, CA 91423

Hoa "Sean" Nguyen (R)  
EZ Permits, LLC  
7251 North Owensmouth Avenue, Unit 2  
Canoga Park, CA 91303

RE: Case No. AA-2021-0801-PMLA  
Address: 5515 Calhoun Avenue  
Community Plan: Van Nuys-North  
Sherman Oaks Community Plan  
Zones: R1-1  
Council District: 4 – Nithya Raman  
CEQA No.: ENV-2021-0802-CE

In accordance with the provisions of Los Angeles Municipal Code (LAMC) 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-0801-PMLA, located at 5515 North Calhoun Avenue, for the subdivision of a single lot to create two (2) separate parcels (Parcel A and Parcel B) as shown on the map stamp-dated January 28, 2021, in the Van Nuys-North Sherman Oaks Community Plan. This subdivision is based on the existing R1-1 Zone. 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. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, or (818) 374-505. 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**

1. That labeling of Parcel 1 and Parcel 2 be shown as Parcel “A” and Parcel “B” on the final map.
2. That the subdivider makes a request to the valley Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

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

**BUREAU OF STREET LIGHTING**

3. 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**

4. 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 March 11, 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. (b).)

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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.*

5. The applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

6. Obtain permit for the demolition or removal of the existing structure on the site. Accessory structure and use are not permitted to remain on lots without a main structure or use. Provide copy of the demolition permit and signed inspection card to show completion of the demolition work.
7. 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.

Notes: 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.

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.

#### DEPARTMENT OF TRANSPORTATION

8. 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.
9. A two-way driveway width of  $W=30$  feet is required for all driveways, or to the satisfaction of LADOT.
10. 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.
11. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

#### 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. (b).)

#### 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 **lafdhhydrants@lacity.org**. You should advise any consultant representing you of this requirement as well.*

13. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. 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.
- c. 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.
- d. 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.
- e. 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.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Please contact RAP at (213) 202-2682 for any questions regarding the following:*

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

#### **BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

*Removal of Protected trees, and removal or planting of any tree in the public right-of-way requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removal.*

15. 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 of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removals.

#### **DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

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. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2021-0801-PMLA shall not be issued until after the final map has been recorded.

- b. Limit the subdivision to two (2) parcels.
- c. All exterior lighting shall be shielded and directed onto the site.
- d. A solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.

#### INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all the following:

- a. 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.
- b. 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 cost 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.
- c. 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 (b).
- d. 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. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

- f. 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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 the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

#### **BUREAU OF ENGINEERING – STANDARD CONDITIONS**

- S-1
  - a. That the sewerage facilities charge be deposited prior to recordation of the final map over all the tract in conformance with Section 64.11.2 of the 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. 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.
  - b. 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.
  - c. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - d. 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.
  - e. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - f. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.

- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
  - b. Construct any necessary drainage facilities.
  - c. Construct new streetlight: one (1) on Calhoun Avenue
  - d. 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.
  - 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 Americans with Disabilities Act (ADA) of 2010.
  - i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
    - a) Improve Calhoun Avenue adjoining the subdivision by the construction of the following:
      1. An integral concrete curb and gutter, and a 5-foot-wide concrete sidewalk and landscaping of the parkway.
      2. Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway.
      3. Any necessary removal and reconstruction of existing improvements.
      4. The necessary transitions to join the existing improvements.
    - b) Construct necessary mainline and house connection sewers to serve each parcel.

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

**FINDINGS OF FACT (CEQA)**

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, 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.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

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

In connection with the approval of Preliminary Parcel Map No. AA-2021-0801-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

**a. The proposed map will be/is consistent with applicable general and specific plans.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The proposed Preliminary Parcel Map is for the subdivision of a single lot two lots, Parcel A and Parcel B.

The subject property is a flat, rectangular lot totaling approximately 16,819 square feet with a frontage of approximately 100 linear feet along Calhoun Ave. The subject site currently has a single-family dwelling with no plans to develop in the Van Nuys – North Sherman Oaks Community Plan. The project site is zoned R1-1 with a land use designation of Low Residential. The project site is zoned R1-1 and thus consistent with the underlying land use designation. The project is also located within an Urban Agriculture Incentive Zone, Outside Flood Zone, and a Modifications to SF Zones and SF Zone Hillside Area Regulations (ZI-2462). The proposed subdivision of one lot will create two lots with no current plans for development

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Residential and the R1-1 zoning of the site. The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 16,819 square-foot lot into two lots, Parcel A and Parcel B as shown map stamp dated January 28, 2021. Parcel A will total 8,407 square feet and there are no plans for development. Parcel B will total 8,409 square feet and there are no plans for development.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with LAMC Sections 17.01, 17.05-C, 17.06-B, 17.50, 17.52 and 17.53 and the Small Lot Subdivision Ordinance.

**b. The design and improvement of the proposed subdivision are consistent with the applicable general and specific plans.**

Pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.” Sections 17.05-C of the LAMC enumerates the design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). The requested map meets the required components of a Preliminary Parcel Map. The applicant had requested to waive street improvements along Calhoun Avenue. That waiver request would not result in a proposed subdivision that is consistent with the applicable general plan. Mobility Plan 2035 of the general plan establishes roadway classifications and street standards. Calhoun Avenue is a Local Street that is to be dedicated to a right of way width of 60 feet and improved with 36-foot roadway and 12-foot sidewalk. In line with Mobility Plan, the Bureau of Engineering has required, and the project has been conditioned to construct/suitably guarantee the following improvements along Calhoun Avenue:

- a) Improve Calhoun Avenue adjoining the subdivision by the construction of the following:
  - 1) An integral concrete curb and gutter and a 5-foot-wide concrete sidewalk and landscaping of the parkway.
  - 2) Suitable surfacing to join the existing improvements and to complete an 18-foot-wide half roadway.
  - 3) Any necessary removal and reconstruction of existing improvements.
  - 4) The necessary transitions to join the existing improvements
- b) Construct necessary mainline and house connection sewers to serve each parcel.

These street improvement requirements would bring Calhoun Avenue, along the project’s street frontage, in line with current Local Street standards and in conformance with the General Plan. As such, the design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Bureau of Engineering, Los Angeles Department of Transportation, Building and Safety, Department of Recreation and Parks, Fire Department, Los Angeles Department of Water and Power, and Bureau of Street Lighting) have reviewed the map and have imposed improvement

requirements and/or conditions of approval.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General and Specific Plans

**c. The site is physically suitable for the proposed type of development.**

The subject property is a flat, rectangular lot totaling approximately 16,819 square feet with a frontage of approximately 100 linear feet along Calhoun Ave. The subject site is currently developed with a single-family dwelling.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 16,819 square-foot lot into two lots, Parcel A and Parcel B as shown in the exhibit. Parcel A will total 8,407 square feet and currently there are no plans for development. Parcel B will total 8,409 square feet and there are no plans for development.

The site is zoned R1-1 with a land use designation of Low Residential within the Van Nuys-North Sherman Oaks Community Plan. The site is located within a (ZI)-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations area. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The subject site's R1 zoning permits a density of one dwelling unit. As no new construction is proposed as a part of this subdivision, the project does not exceed the maximum permitted by-right density of the subject property. The proposed lots are compliant with the R1 Zone's minimum lot area and lot width requirements.

The surrounding area is characterized by residential uses. The residential uses in the area are mainly low-density developments. The surrounding neighborhood is developed with predominately residential uses. Properties within a 1,000 feet radius are zoned R1-1 with a land use designation of Low Residential and are developed with one -story single-family homes. There are commercial businesses located within 1,017 feet from the subject property. The subject property is located within an Urban Agriculture Incentive Zone, Outside Flood Zone. The subject property is located within 6.4629 km from the Hollywood Fault. Therefore, the proposed project would not result in difficulties or hardships inconsistent with the general purpose and intent of the zoning regulations.

The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that 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 geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The site is zoned R1-1 with a land use designation of Low Residential within the Van Nuys – North Sherman Oaks Community Plan. The site is not located within any Specific Plan or

Overlay Zone. The proposed project is the subdivision of one (1) lot into two (2) separate lots with the R1-1 Zone development standards which regulate the maximum allowable density, height, floor area ratio, setbacks, and parking.

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 and the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for minor land divisions, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is in a developed area of the City of Los Angeles and therefore, the design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat due to the site is in an infill site designated for low density residential uses.

**f. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, 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, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The area surrounding the property is fully developed with active residential uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2021-802-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment, and this is therefore exempt from further CEQA review. Therefore, the design of

the subdivision and the proposed improvements will not cause serious public health problems.

- g. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access or services. The project site is surrounded by Low Residential uses that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area.

The project does not provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The site has access from Calhoun Ave., which is a fully dedicated public roadway.

**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).

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

VINCENT P. BERTONI, AICP  
Director of Planning



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KATIE KNUDSON  
Deputy Advisory Agency

KT:JP:CK:JM

Note: 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 South Valley Area 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:

**Downtown**

Figueroa Plaza  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

**San Fernando Valley**

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

**West Los Angeles**

West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
[\(310\) 231-2598](tel:(310)231-2598)

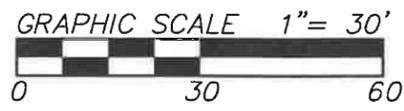
**Forms are also available on-line at <https://planning.lacity.org/development-services/forms>**

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.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

AA-2021-801

# PRELIMINARY PARCEL MAP NO

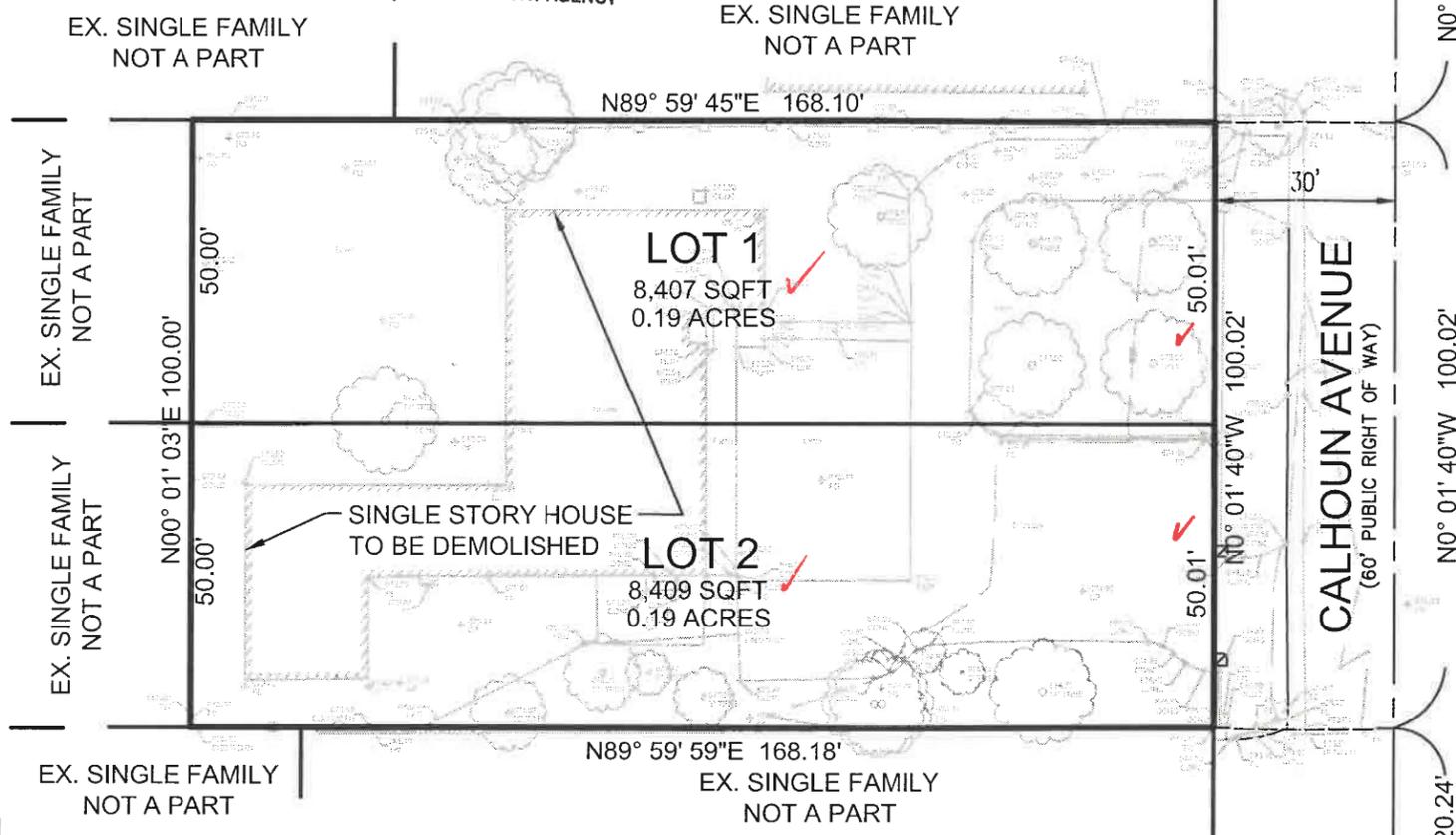


LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
 TENTATIVE MAP  PARCEL MAP

JAN 28 2021

REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY

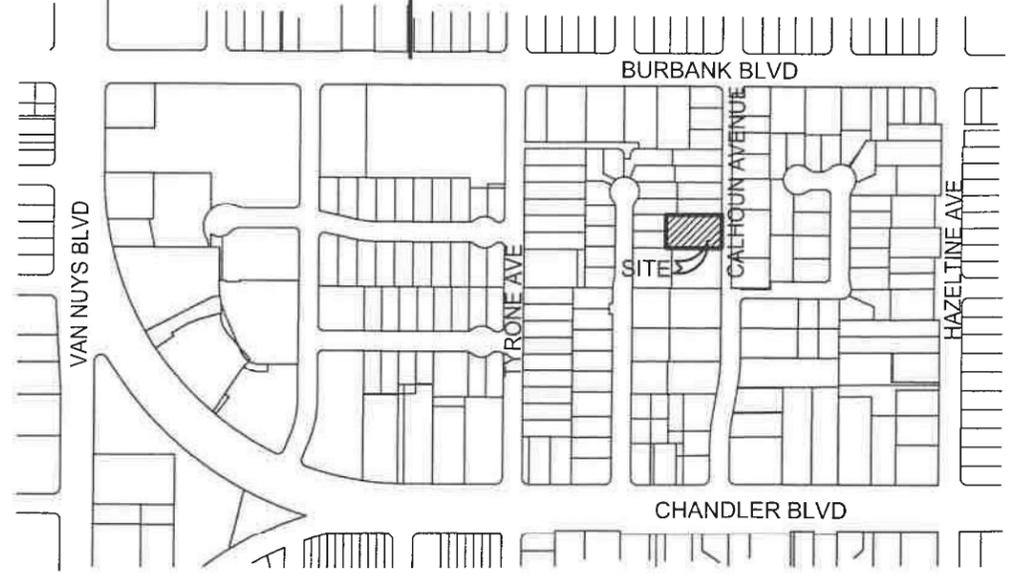
BURBANK BLVD



N0° 01' 40"W 440.05'  
N0° 01' 40"W 100.02'  
N0° 01' 40"W 100.02'  
N0° 01' 40"W 120.24'

CALHOUN AVENUE  
(60' PUBLIC RIGHT OF WAY)

ALBERS STREET



LOCATION MAP  
NTS

## IN THE CITY OF LOS ANGELES FOR SUBDIVISION PURPOSES

### SURVEYOR'S NOTES:

1. ADDRESS: 5515 CALHOUN AVE, LOS ANGELES, CA 91401
2. DATE OF SURVEY: NOVEMBER 17, 2020
3. SITE AREA: 16,816 SQ. FT. OR 0.3860 ACRES.
4. PROPOSED DEVELOPMENT: 2 RESIDENTIAL LOTS
5. ZONING: R1-1
6. THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF BURBANK BLVD HELD AS N89°59'04"E AS SHOWN IN BOOK 237, PAGES 35 AND 36 OF MISCELLANEOUS RECORDS, INCLUSIVELY IN THE COUNTY RECORDER OFFICE OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.
7. BENCH MARK: 08-11120 DATUM: NAVD 1988  
YEAR OF ADJUSTMENT: 2000 ELEVATION: 675.427  
DESCRIPTION: SPK N CURB BURBANK BLVD; 5FT W OF BCR HAZELTINE AVE
8. DISTRICT MAP: 174B153
9. SEWER WYE MAP NO.: WYE 174B153
10. FLOOD ZONE DATA:  
FLOOD ZONE C  
FEMA PANEL NO.: 0601370039C  
EFFECTIVE DATE: 12/02/1980
11. THERE ARE NO PROTECTED TREES ONSITE. NO OAK TREES, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON PROPERTY.
12. EXISTING BUILDINGS TO BE REMOVED.
13. THE PROPERTY IS NOT WITHIN THE DESIGNATED HILLSIDE AREA.
14. THE PROPERTY IS WITHIN THE DESIGNATED LIQUEFACTION AREA.
15. THE PROPERTY IS NOT WITHIN THE DESIGNATED COASTAL ZONE.
16. PROPOSED SEWAGE DISPOSAL TO EXISTING SANITARY SEWER IN CALHOUN AVE.
17. NO HAZARDOUS CONDITIONS EXIST.

### LEGAL DESCRIPTION:

THE LAND REFERRED HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS;

PARCEL A OF PARCEL MAP LA #1640, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2245-023-037

### PREPARED BY:

FORMA ENGINEERING INC.  
400 SAN FERNANDO MISSION BLVD  
SUITE 200, SAN FERNANDO, CA 91340  
Phone: (818) 698-8667

### OWNER

SHERMAN OAKS BUILDER  
13907 VENTURA BLVD SUITE 102  
SHERMAN OAKS, CA 91423

