

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
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DEPUTY DIRECTOR

January 29, 2024

Owner/ Applicant

IDAN Goldberg
9355 Remick Avenue
Arleta, CA 91331

Representative

Armin Ghari
GA Engineering, Inc.
6747 Odessa Avenue
Van Nuys, CA 91406

RE: Parcel Map No.: AA-2019-1296-PMLA-SL

Related Cases: ADM-2019-1297-SLD

Address: 4805 N Matilija Avenue

Community Plan: Van Nuys-North Sherman

Oaks Community Plan

Council District: : 4 - Nithya Raman

CEQA: ENV-2019-1298-CE

EXTENSION OF TIME

On August 20, 2020, the Deputy Advisory Agency (DAA) approved AA-2019-1296-PMLA-SL for the creation of a maximum four (4) lots, located at 4805 N Matilija Avenue as shown on the map stamp-dated March 5, 2019, within the Van Nuys-North Sherman Oaks Plan.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.07 A.1, 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 August 20, 2023.

On January 17, 2024, the Subdivider's Representative, Sevana Mailian from Mailian & Associates, 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 from LADWP Condition 12 causing a delay to the Map from May 26, 2023, through November 13, 2023, a 174 day delay (See Exhibit A). These delays were based on required clearances associated with the Project's water and power systems needed for the final map so that Condition 12 can be satisfied.

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-2019-1296-PMLA-SL, specifically the provisions set forth in Government Code Sections 66463.5(d)(1)-(2), related to the Condition 12. Based on the foregoing, the Parcel Map approval shall be tolled for **174 days** (the period from May 26, 2023 to November 13, 2023).

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Government Code Section 66452.6(e), Article 2, Chapter 3, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2019-1296-PMLA-SL.

Therefore, the new expiration date for the subject map is **February 10, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning



Nelson Rodriguez
Deputy Advisory Agency
VPB:NR

cc: Councilmember – Nithya Raman

Encls.: Exhibit A – LADWP delay correspondence

**EXHIBIT A**

Nelson Rodriguez <nelson.rodriguez@lacity.org>

Fwd: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

19 messages

Mailian & Associates <mailianassociates@gmail.com>

To: Noah McCoy <noah.mccoy@lacity.org>, Nelson Rodriguez <nelson.rodriguez@lacity.org>

Hi Nelson/Noah,

Hope you're well.

This is what the owner was able to get via email between DWP.

It seems that plans were sent on 5/23 internally but it lagged until November. I highlighted it.

Will this be a good case to file an extension based on these records?

Is this enough?

Sevana

**Mailian & Associates****Land Use and Zoning Consultants**

mailianassociates@gmail.com

mailianassociates.com

Main Office Line: 213.260.0123

Direct Line_Argineh: 818.427.1220

Direct Line_Sevana: 818.438.8852

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

From: **VA AG** <gasubmit@gmail.com>

Date: Wed, Jan 17, 2024 at 10:40 AM

Subject: Fwd: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

To: <mailianassociates@gmail.com>

Hello,

Here is the email I talked to you about. Please see the conversation below, refer to email sent to us on November 13, 2023.

Thank you,
Orbel**GA Engineering Inc**

6747 Odessa Ave Suite 204

Van Nuys, CA 91406

Phone: (818) 758-0018

Fax: (818) 357-6558

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

From: **VA AG** <gasubmit@gmail.com>

Date: Mon, Nov 13, 2023 at 2:34 PM

Subject: Re: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

To: Raad, Maurice <Maurice.Raad@ladwp.com>

Hello,

Please let me know if you need additional information. I appreciate your help.

Thank you,
Orbel**GA Engineering Inc**

6747 Odessa Ave Suite 204

Van Nuys, CA 91406

Phone: (818) 758-0018

Fax: (818) 357-6558

On Mon, Nov 13, 2023 at 8:57 AM Raad, Maurice <Maurice.Raad@ladwp.com> wrote:

Hi Farhad,

I will look into it. Thanks.



Maurice Raad | Electrical Engineering Associate II

Valley Service Planning

Los Angeles Department of Water and Power

Power New Business Division

maurice.raad@ladwp.com | Phone (818) 771-4048

Electric Service Requirements: www.ladwp.com/codes

How to apply for Encroachment Permits: [Encroachment Permits](#)

Check electric service installations online at: <https://wmis.powersystem.ladwp.com>

You can always [Find the Right Person](#) at LADWP: <https://www.ladwp.com/findtherightperson>

Virtual Inspections are now available. Contact your ESR for details.

If you have a question or comment about the level of customer service you are receiving, please send an email to PowerCustomerFeedback@ladwp.com

From: Dormani, Farhad <Farhad.Dormani@ladwp.com>

Sent: Monday, November 13, 2023 8:55 AM

To: Raad, Maurice <Maurice.Raad@ladwp.com>

Cc: Ramirez, Jose L <JoseL.Ramirez@ladwp.com>; Badua, Avelino <Avelino.Badua@ladwp.com>; VA AG <gasubmit@gmail.com>; Pinto, Daniel <Daniel.Pinto@ladwp.com>

Subject: RE: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

Hello Maurice,

Could you please work on this tract map. It seems we missed it to address you.

\\pwrfilesrv01\pwrDrafting\Scans\221Fig_Rm1600_HP_PW4000\Final Tract\Parcel Maps\PMLA 2019-1296 WR2425528\COMBINED REQUEST FOR POWER CLEARANCE AND MARK

Thank you.

Should you have any further questions please feel free to contact me at your convenience.

Sincerely,



Farhad Dormani; PE | District Engineer (acting)

Valley Service Planning

Los Angeles Department of Water and Power

Power New Business and Electrification Division

Farhad.Dormani@ladwp.com | Phone 818-771-4077

Electric Service Requirements: www.ladwp.com/codes

How to apply for Encroachment Permits: [Encroachment Permits](#)

Check electric service installations online at: <https://wmis.powersystem.ladwp.com/>

You can always [Find the Right Person](#) at LADWP: <https://www.ladwp.com/findtherightperson>

Virtual Inspections are now available. Contact your ESR for details.

If you have a question or comment regarding the level of customer service you are receiving, please send an email to PowerCustomerFeedback@ladwp.com

From: Ramirez, Jose L <JoseL.Ramirez@ladwp.com>

Sent: Monday, November 13, 2023 8:10 AM

To: Badua, Avelino <Avelino.Badua@ladwp.com>; VA AG <gasubmit@gmail.com>

Cc: Dormani, Farhad <Farhad.Dormani@ladwp.com>

Subject: RE: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

Last I heard it was assigned to Farhad Dormani on 08-17-2023.

From: Badua, Avelino <Avelino.Badua@ladwp.com>
Sent: Monday, November 13, 2023 7:11 AM
To: VAAG <gasubmit@gmail.com>; Ramirez, Jose L <JoseL.Ramirez@ladwp.com>
Subject: RE: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

Good morning,

This map was sent over to our Tract Design Group for underground and overhead review on 5/26/2023.

This is Jose's (added to this email) project and might have more info.

From: VAAG <gasubmit@gmail.com>
Sent: Friday, November 10, 2023 3:36 PM
To: Badua, Avelino <Avelino.Badua@ladwp.com>
Subject: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. A

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 clearar

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), and 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 o

Nelson Rodriguez <nelson.rodriguez@lacity.org>
To: Mailian & Associates <mailianassociates@gmail.com>
Cc: Noah McCoy <noah.mccoy@lacity.org>

Mon, Jan 22, 2024 at 6:04 PM

Hi,

So it looks like the U-Permit was what got delayed from 5/26/23 to 11/13/23. So you should be able to add 5 months and 21 days or 174 days to your Map. Now we just need to determine the original Map expiration date and add 174 days to it. If it's on or after 1/22/2024 or say when we last spoke with Noah, we should be able to do the Development Moratorium extension letter. Need to know what condition delayed you exactly. Was it Condition 12 LADWP and any other S (Standard BOE condition)?

Noah when you have time, can you prepare the letter and I can review it and sign.

Thanks

[Quoted text hidden]



Nelson Rodriguez
Senior City Planner
Los Angeles City Planning
6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA. 91401
Planning4LA.org
T: (818) 374-5048



Please note that on January 22, 2024 the *Processes and Procedures Ordinance* will become operative. Applications filed on or after this date are required to use the new forms available on the Department's *Forms page*.

Mailian & Associates <mailianassociates@gmail.com>
To: Nelson Rodriguez <nelson.rodriguez@lacity.org>
Cc: Noah McCoy <noah.mccoy@lacity.org>

Mon, Jan 22, 2024 at 8:14 PM

Hi Nelson,

This is helpful. Yes. End of appeal period for LOD was 9/4/2020 which puts us to 9/4/2023 then adding 174 days takes us to 2/26/2023 (counting weekends and weekdays)

1/30/24, 11:05 AM

City of Los Angeles Mail - Fwd: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

So yes, it looks like we can according to this calculation.
The delay was the proof of the email from LADWP condition #12.

I will let the owner know this info asap.

thanks,
sevana



Mailian & Associates

Land Use and Zoning Consultants

mailianassociates@gmail.com
mailianassociates.com
Main Office Line: 213.260.0123
Direct Line_Argineh: 818.427.1220
Direct Line_Sevana: 818.438.8852



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*****APPOINTMENTS ARE REQUIRED FOR ALL IN-PERSON DROP-OFFS AND MEETINGS.*****

[Quoted text hidden]

Mailian & Associates <mailianassociates@gmail.com>
To: Nelson Rodriguez <nelson.rodriguez@lacity.org>
Cc: Noah McCoy <noah.mccoy@lacity.org>

Mon, Jan 22, 2024 at 8:22 PM

Correction: Puts us to 2/26/2024



Mailian & Associates

Land Use and Zoning Consultants

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[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
To: Mailian & Associates <mailianassociates@gmail.com>

Mon, Jan 22, 2024 at 8:39 PM

Not end of appeal date. Go off the LOD date. We can back date a bit to make the math work.
[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
To: Mailian & Associates <mailianassociates@gmail.com>, Noah McCoy <noah.mccoy@lacity.org>

Mon, Jan 22, 2024 at 9:08 PM

If Noah is busy, I can work on the letter. Give me next week to complete it.

Best
[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
To: Mailian & Associates <mailianassociates@gmail.com>, Noah McCoy <noah.mccoy@lacity.org>

Tue, Jan 23, 2024 at 7:59 AM

Good morning Sevana,

Good news. So your Map expired 8/20/2023 and when you add the LADWP delay from 5/26/2023 thru 11/13/2023, that gives you 174 days of delay so when you add that to the expired Map, the new date lands February 10, 2023. If you want me to extend it further than that by an additional 6 years, let me know so I can forward you the Ch1 Ext invoice so your client can pay it and extend it out to the maximum length to expire February 10, 2029.

Let me know so I can start preparing the draft.

Take care

On Mon, Jan 22, 2024 at 3:37 PM Mailian & Associates <mailianassociates@gmail.com> wrote:
[Quoted text hidden]

[Quoted text hidden]

Noah McCoy <noah.mccoy@lacity.org>
To: Nelson Rodriguez <nelson.rodriguez@lacity.org>
Cc: Mailian & Associates <mailianassociates@gmail.com>

Tue, Jan 23, 2024 at 9:10 AM

Thank you Nelson!
[Quoted text hidden]



Noah McCoy
City Planner
Los Angeles City Planning
201 N. Figueroa St., 4th floor
Los Angeles, CA, 90012
Planning4LA.org
T: (213) 732-6031 | F: (213) 462-0443



[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
To: Mailian & Associates <mailianassociates@gmail.com>

Tue, Jan 23, 2024 at 9:53 AM

For the Rep, do I keep GA Engineering or put you? If you, I need your address.

On Mon, Jan 22, 2024 at 3:37 PM Mailian & Associates <mailianassociates@gmail.com> wrote:
[Quoted text hidden]

[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
To: Mailian & Associates <mailianassociates@gmail.com>

Tue, Jan 23, 2024 at 10:15 AM

Here is the Ch 1 Ext Form for the owner to notarize. Keep me posted if they want to pursue or not.

Take care

On Mon, Jan 22, 2024 at 3:37 PM Mailian & Associates <mailianassociates@gmail.com> wrote:
[Quoted text hidden]

[Quoted text hidden]



Ch1 EXT.pdf
118K

Mailian & Associates <mailianassociates@gmail.com>
To: Nelson Rodriguez <nelson.rodriguez@lacity.org>

Wed, Jan 24, 2024 at 9:47 AM

Good morning Nelson,

We are good to proceed.

I gave the extension Form to the owner to notarize and filled it out. I will provide the justifications, emails showing the delay etc.
GA Engineering can remain as the Rep.

Once he notarizes it I will bring it to you in person.

Let me know what else you need from me.
Thank you so much,
Sevana



Mailian & Associates

Land Use and Zoning Consultants

mailianassociates@gmail.com
mailianassociates.com
Main Office Line: 213.260.0123
Direct Line_Argineh: 818.427.1220
Direct Line_Sevana: 818.438.8852



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*****APPOINTMENTS ARE REQUIRED FOR ALL IN-PERSON DROP-OFFS AND MEETINGS.*****

[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
Draft To: Mailian & Associates <mailianassociates@gmail.com>

Wed, Jan 24, 2024 at 10:39 AM

[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
To: Mailian & Associates <mailianassociates@gmail.com>

Wed, Jan 24, 2024 at 10:42 AM

Just to send you the invoice so they can pay. Draft is already done. Send me the notarized form and once paid I can have it to you next week.
[Quoted text hidden]

Mailian & Associates <mailianassociates@gmail.com>
To: Nelson Rodriguez <nelson.rodriguez@lacity.org>

Wed, Jan 24, 2024 at 11:12 AM

Thanks Nelson.
I gave the form for GA engineering to the owner. When he notarizes it I will give it to you.

Sevana

**Mailian & Associates****Land Use and Zoning Consultants**

mailianassociates@gmail.com

mailianassociates.com

Main Office Line: 213.260.0123

Direct Line_Argineh: 818.427.1220

Direct Line_Sevana: 818.438.8852

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[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
 To: Mailian & Associates <mailianassociates@gmail.com>

Wed, Jan 24, 2024 at 12:09 PM

Let's speed this up.

Invoice below:

Online Payments:Online Payment Link: <https://planning.lacity.gov/billing/invoice/OTMzODI=0>

[Quoted text hidden]

Mailian & Associates <mailianassociates@gmail.com>
 To: Nelson Rodriguez <nelson.rodriguez@lacity.org>

Wed, Jan 24, 2024 at 4:19 PM

Invoice paid.

**Mailian & Associates****Land Use and Zoning Consultants**

mailianassociates@gmail.com

mailianassociates.com

Main Office Line: 213.260.0123

Direct Line_Argineh: 818.427.1220

Direct Line_Sevana: 818.438.8852

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[Quoted text hidden]



Nelson Rodriguez <nelson.rodriguez@lacity.org>
 To: Mailian & Associates <mailianassociates@gmail.com>

Wed, Jan 24, 2024 at 4:34 PM

Great!

Just drop off the Ch1 Ext form notarized and the supportive documentation and I can wrap this up early next week.

Take care

[Quoted text hidden]

Mailian & Associates <mailianassociates@gmail.com>
 To: Nelson Rodriguez <nelson.rodriguez@lacity.org>

Wed, Jan 24, 2024 at 4:39 PM

Thank you.

**Mailian & Associates****Land Use and Zoning Consultants**

mailianassociates@gmail.com

mailianassociates.com

Main Office Line: 213.260.0123

Direct Line_Argineh: 818.427.1220

Direct Line_Sevana: 818.438.8852

**"A one-stop solution for all your land use entitlement and permit needs."**

1/30/24, 11:05 AM

City of Los Angeles Mail - Fwd: [EXTERNAL] 4805 Matilija Ave (AA-2019-1296-PMLA-SL) Map# 2019-1296

APPOINTMENTS ARE REQUIRED FOR ALL IN-PERSON DROP-OFFS AND MEETINGS.

[Quoted text hidden]

Nelson Rodriguez <nelson.rodriguez@lacity.org>
Draft To: Maillian & Associates <mailianassociates@gmail.com>

Tue, Jan 30, 2024 at 8:35 AM

[Quoted text hidden]

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: August 20, 2020

Jacob Nehemia (A)(O)
5216 Veloz Avenue
Tarzana, CA 91356

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

Case No. AA-2019-1296-PMLA-SL
Related Case: ADM-2019-1297-SLD
Address: 4805 N. Matilija Avenue
Planning Area: Van Nuys-North Sherman Oaks
Zone: [Q]RD2-1-RIO
D. M.: 168B153
C. D.: 4-Ryu
CEQA: ENV-2019-1298-CE
Legal Description: Lot 75; Tract 13454

Last Day to File an Appeal: September 4, 2020

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and 15303 Class 3, and issues ENV-2019-1298-CE as the environmental clearance, and approves Parcel Map No. AA-2019-1296-PMLA-SL, located at 4805 N. Matilija Avenue, for a maximum **four (4) small lots**, pursuant to the LAMC Sections 17.51 and 12.22 C, 27, as shown on map stamp-dated March 5, 2019, in the Van Nuys- North Sherman Oaks Community Plan. This unit density is based on the [Q]RD2-1-RIO Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment or if you have any questions, please call Public Counter staff at (213) 482-7077, (310) 231-2901 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the 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. "185,462" 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 Parcel 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 February 8, 2019, Log No.105608-02 and attached to the case file for Tract No. 13454.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

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. 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.
- c. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

There is a 15 ft. Building Line along Riverside Drive.

Project site is within area of the Freeway Adjacent Advisory Notice for Sensitive Uses.

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.

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.

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

Any questions regarding this report should be directed to Brandon Wilson of the Department of Transportation (DOT), by calling 818-374-4691 or emailing Brandon.Wilson@lacity.org.

10. That prior to recordation of the final map, satisfactory arrangements shall be made with the DOT to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
 - b. A two-way driveway width of W=30 feet is required for all driveways, or to the satisfaction of DOT.

- c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
- d. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

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

- 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. Submit 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. 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. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - e. 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.
 - f. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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 STREET LIGHTING – SPECIFIC CONDITIONS

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

13. 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

14. 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 September 19, 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

15. 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.

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

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/development-services/appointment/form.

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:
- Limit the proposed development to a maximum of four (4) small parcels.
 - Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - Trash Enclosure. The trash enclosure shall be located a minimum of four feet from the north and west property line as shown on the revised Site Plan (Sheet A1) received June 12, 2020, and the enclosure shall be decorative, comprised of a minimum of three walls and a solid roof in a style consistent with the design of the small lot homes.
 - A Revised Parcel Map shall be submitted, consistent with the Small Lot Project Plans received June 12, 2020, which includes the revised the trash enclosure location with setbacks and enclosure design; updated south elevation (i.e. front façade design); and to reflect the revised landscape buffers around the site per the revised Landscape Plan of June 10, 2020 (Exhibit "A:").
 - The proposed ficus hedges along the north and west property line shall be 8-feet tall at the time of planting and shall be maintained at a height sufficient to provide a natural buffer and privacy screen for the north adjoining single family dwelling and west adjoining condominiums.
 - That prior to issuance of a certificate of occupancy, a minimum six (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. NOTE: A non-masonry wall or solid fence may be used if needed to preserve the existing trees on-site as per Condition No. 18.a.
 - A Certificate of Occupancy (temporary or final) for the buildings in Parcel Map No. AA-2019-1296-PMLA-SL shall not be issued until after the final map has been recorded.
 - 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 LAMC Section 12.22 C.27:
 - Setbacks shall be permitted as follows:

Setback Matrix				
Parcel No.	Front/South	Rear/North	East/Side	West/Side
A	15'-0"	20'-0"	0'-3"	15'-0"
B	15'-0"	20'-0"	0'-3"	0'-3"

C	15'-0"	20'-0"	0'-3"	0'-3"
D	15'-0"	20'-0"	15'-0"	0'-3"

- (ii) The Common Access Driveway shall have a minimum width of 20 feet clear-to-sky.
- (iii) Height shall be limited to 30 feet (not including roof structures) per Ordinance No. 167,939 (Area 11/Sub Area 2640) [Q] Condition.
- i. The small lot subdivision shall conform to the plans stamped Exhibit "A" (received date June 12, 2020) and approved by the Director of Planning under Case No. ADM-2019-1297-SLD. In the event the Advisory Agency modifies Parcel Map No. AA-2019-1296-PMLA-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building 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. 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.
- l. 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.

18. Tree Preservation and Planting Plan.

- a. A total of 17 trees shall be preserved as identified on the Landscape Plan (Sheet L-1) last revised June 10, 2020:
 - (7) Italian Cypress Trees along the west property line
 - (2) Indian Laurel Fig Trees at the southwest corner of the site
 - (4) Twisted Juniper Trees along the north property line
 - (4) Brush Cherry Trees along the south property line
- b. Revised Parcel Map. A revised parcel map shall be submitted which clearly shows which trees are to remain and which are to be removed consistent with the survey map and Landscape Plan.

- c. Preserved trees shall be clearly identified on the site to be saved prior to the issuance of a demolition and grading permit and tree protective “orange fencing” or other highly visible barrier shall be installed outside of the drip line. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.
- d. New On-Site Trees. A total of five (5) 24-inch size box shade trees shall be planted on-site as identified on the Landscape Plan (Sheet L-1) last revised June 10, 2020 as follows:
 - (3) California Sycamore Trees – (2) along the west property line and (1) at the southeast corner of the site
 - (2) Catclaw Acacia Trees – (2) along the north property line
- e. New Street Tree: A new street tree shall be planted between Unit # 2 & 3 within the parkway area. Such tree shall be of significant size in order to provide shade to the south facing patio areas, to the satisfaction of the Urban Forestry Division.

19. 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

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

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

satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

NOTE: The landscaping shall be in substantial conformance with the Landscape Plan, dated June 10, 2020, per Exhibit "A."

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

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

Notes:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering 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. Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (h) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Matilija Avenue adjoining the subdivision by the construction of a full- width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
 - (2) Improve Riverside Drive adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk with the remainder to consist of a landscaped parkway to match the existing parkway to the west as close as possible.
 - (3) Remove and reconstruction of the existing curb ramp.
 - (4) 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 request.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

None of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project. The site is located within an urban built up area and is not located on or near a designated sensitive environmental resource. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2019-1296-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 Van Nuys-North Sherman Oaks Community Plan, which designates the site with a land use designation of Low Medium II Residential. The Project Site zoning of [Q]RD2- 1-RIO is consistent with the corresponding zones for the respective land use designation noted above. The project site has approximately 8,601 square feet of lot area. The RD2- 1 Zone requires a minimum of 2,000 square feet of lot area per dwelling unit and permits single family dwellings as well as multi-family buildings. At 8,601 square feet, the subject site would permit four dwelling units. Additionally, the Small Lot Ordinance permits a minimum lot width of 18 feet and the minimum lot area of 600 square feet. The project proposes two lots at 1,638 square feet and two lots at 2,638 and 2,688 square feet with lot widths ranging from 23 feet to approximately 38 feet which is consistent with the density per the zone. The "Q" condition limits the building height to 30 feet (not including rooftop structures) and requires a north side yard of 20 feet. The project height is 30 feet and has proposed a north rear yard of 20 feet, meeting the same intent of the "Q" Condition.

Pursuant to Los Angeles Municipal Code (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 17.50 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. As the project site is zoned [Q]RD2-1-RIO, the zone would permit a maximum of four dwelling units on the 8,601 square foot site. As the map is proposed for a small lot subdivision for four small lots, each lot with a single family dwelling, it is consistent

with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easement from Matilija Avenue for vehicular access.

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 (sidewalk area) along Matilija Avenue and Riverside Drive, consistent with the standards of the Mobility Element. In addition, the Bureau of Street Lighting has recommended the construction of one (1) new street light on Matilija Avenue and one (1) new street light on Riverside Drive. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is comprised of a level rectangular corner lot that is 8,601 square feet in lot area. The site is currently developed with one single family dwelling, detached garage, and a swimming pool, with 27 existing non-protected trees on-site. The project proposes the construction of four (4) small lot homes that are three stories and 30 feet in height (as per the "Q" Condition). As mentioned, the project complies with the zoning and small lot requirements. A total of 17 trees will be preserved on-site which currently provide a natural screening primarily along the west and north property line.

The project site is located within 4.8 kilometer from the Hollywood 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 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 outside of a Flood Zone area. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas), as it is outside the Flood Zone.

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 in a Soil Report Approval Letter dated February 8, 2019. 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 adopted Van Nuys-North Sherman Oaks Community Plan designates the site for Low Medium II Residential land use. The site is zoned [Q]RD2-1-RIO, consistent with the range of corresponding zones for the land use designation. The RD2 zone permits one dwelling unit per 2,000 square feet of lot area. The "Q" Condition limits

the building height to 30 feet. As noted, the site is 8,601 square feet, which permits four dwelling units as proposed. The site is adjacent to a large multi-family townhome complex to the west and single family dwellings to north and south. The properties across Riverside Drive are zoned for commercial uses and developed with a large shopping mall and stand-alone big box stores. The project design has been revised to be in compliance with the Small Lot Design Standards as required, as well as to address a number of concerns raised by the Sherman Oaks Neighborhood Council Planning and Land Use Committee and neighbors that attended the neighborhood council meetings. As such, the small lot subdivision will be designed as conditioned herein (Condition 17.i.), to appear as individual dwellings that fit in with the character of the area. Three of dwellings will front Riverside Drive with front door access from the sidewalk, and one will have front door access from Matilija Avenue. The project setbacks and landscape buffers, as well as tree preservation will also ensure the project fits in well with the existing townhomes along Riverside Drive and single family dwellings north and east of the site.

As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of four (4) single-family dwellings. 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. 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 site is currently developed with one single family dwelling and a detach garage and swimming pool, with 27 existing non-protected trees on-site of which 17 trees will be preserved. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides 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-2019-1298-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

The project site consists of a parcel identified as Lot No. 75 of Tract 13454 and is identified by the Assessor Parcel Map No. 2269021008. There is a 5-foot public utility easement along the west property line. The project will provide a private easement for common vehicular access purposes within the subdivision as identified on the parcel map.

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

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

The proposed four lots will have a north/south orientation. The project includes substantial tree preservation and additional shade trees will be planted on-site, including three trees along the southerly front property line. Additionally, street trees may also be planted along the Riverside Drive parkway area which will also provide additional shading. As such, the new shade trees and some of the preserved shade trees will help to provide natural cooling of the site and new dwellings.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2019-1296- PMLA.

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

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

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

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

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

West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(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


Valentina Knox-Jones
Deputy Advisory Agency

CR:SH:VKJ:MK:mkc

SCALE: 1"=10'

PRELIMINARY PARCEL MAP L.A. NO.

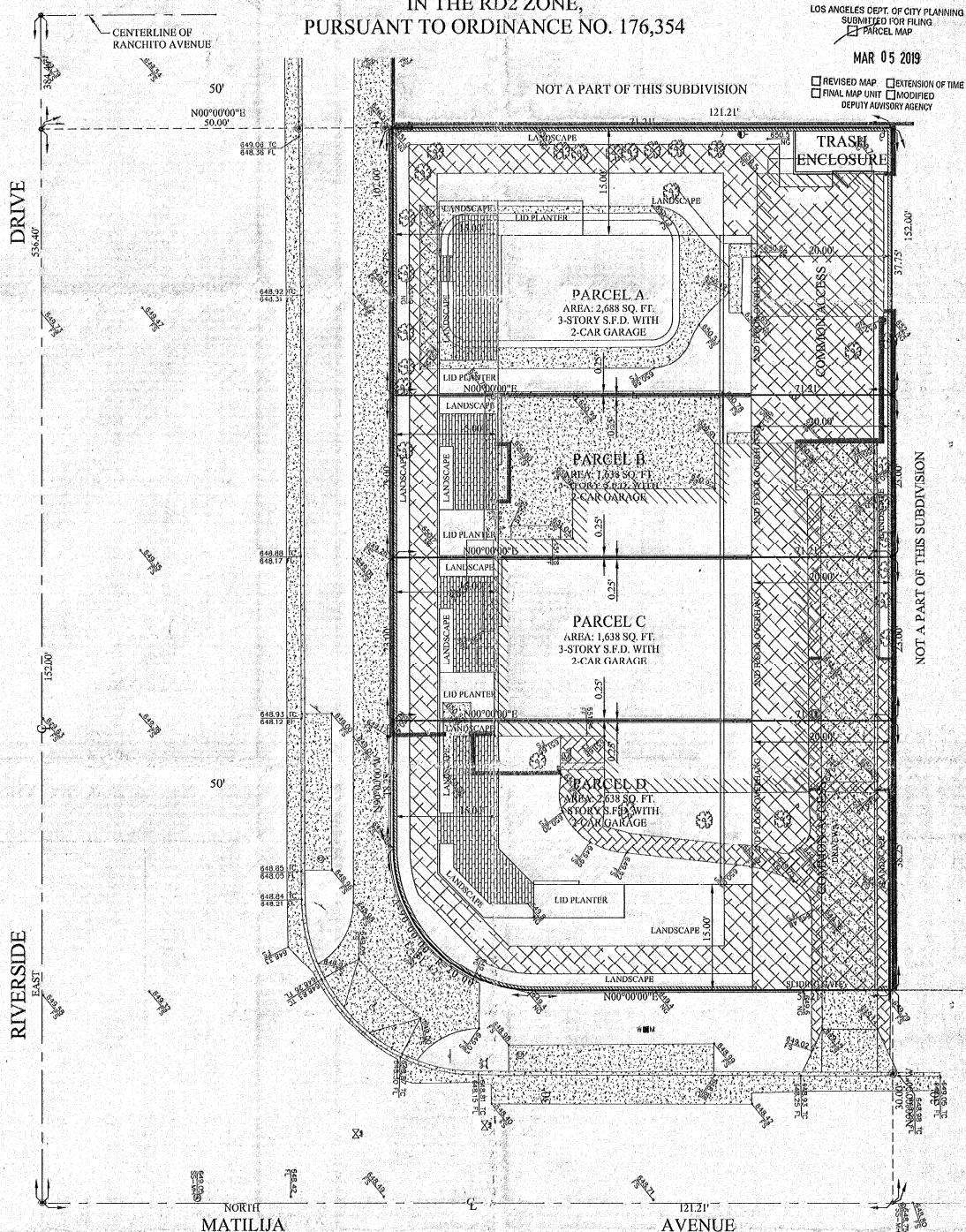
SMALL LOT SINGLE FAMILY SUBDIVISION
IN THE RD2 ZONE,
PURSUANT TO ORDINANCE NO. 176,354

MAR 2019 1296
SHEET 1 OF 1 SHEET

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

MAR 05 2019

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



OWNER/SUBDIVIDER:
JACOB NEHEMIA
12402 KILLION STREET
VALLEY VILLAGE, CA 91607
PHONE: (215) 519-0124

PROJECT SURVEYOR:
KAREN KORGANYAN
6747 ODESSA AVENUE, SUITE 105,
LOS ANGELES, CA 91406
PHONE: (818) 482-6532

SITE ADDRESS:
4805 MATILAJA AVENUE,
LOS ANGELES, CA 91423.

INTENDED USE CLASSIFICATION:
PARCEL A - RESIDENTIAL. AREA: 2,688 SQ. FT.
PARCEL B - RESIDENTIAL. AREA: 1,638 SQ. FT.
PARCEL C - RESIDENTIAL. AREA: 1,638 SQ. FT.
PARCEL D - RESIDENTIAL. AREA: 2,638 SQ. FT.

SITE ZONING INFORMATION:
EXISTING ZONE: (Q) RD2-1-RIO.
PROPOSED ZONE: (Q) RD2-1-RIO.

- NOTES:**
1. FOUR SMALL LOT SINGLE FAMILY SUBDIVISION IN THE (Q) RD2-1-RIO ZONE, PURSUANT TO ORDINANCE NO. 176,354.
 2. ALL EXISTING STRUCTURES TO BE REMOVED.
 3. PUBLIC SEWER AVAILABLE.
 4. NO HAZARDOUS CONDITIONS EXIST.
 5. NO OAK TREES ON THE SITE.
 6. NO SOUTHERN CALIFORNIA ON THE SITE.
 7. NO BLACK WALNUT TREE ON THE SITE.
 8. NO WESTERN SYCAMORE TREES ON THE SITE.
 9. NO CALIFORNIA BAY TREE ON THE SITE.
 10. ALL EXISTING TREES TO BE REMOVED.
 11. NO STREET DEDICATION REQUIRED.

LEGAL DESCRIPTION:
LOT 75, TRACT MAP NO. 13454, M.B. 272, PAGES 5 AND 6, A.P.N. 2734-005-007.

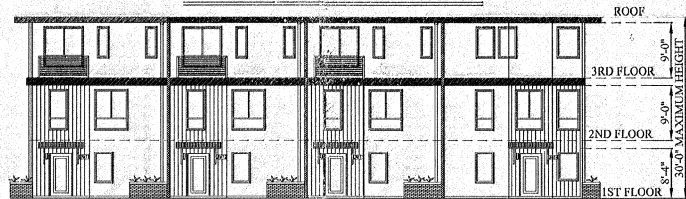
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING EAST OF THE CENTER LINE OF RIVERSIDE DRIVE, AS SHOWN ON THE MAP OF TRACT MAP NO. 13454, M.B. 272, PAGES 5 AND 6.

BENCHMARK:
BENCH MARK: 08-17491. DATUM: NAVD 1988. YEAR OF ADJUSTMENT 2000. ELEVATION (FEET) 651.369, ELEVATION (METERS) 293.871. DESCRIPTION: SQ SPK IN N CURB RIVERSIDE DR 6FT W OF BC RET W OF RANCHITO AVE.

PROPOSED SOUTH SIDE ELEVATION

PARCEL MATRIX

PARCEL	FRONT SOUTH	REAR NORTH	EAST SIDE	WEST SIDE
A	15'-0"	20'-0"	0'-3"	15'-0"
B	15'-0"	20'-0"	0'-3"	0'-3"
C	15'-0"	20'-0"	0'-3"	0'-3"
D	15'-0"	20'-0"	15'-0"	0'-3"



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