

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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Date: May 19, 2022

Annick Hamon, Annick Hamon Trust  
(A)(O)  
6251 Church Street  
Los Angeles, CA 90042

Jessica Pakdaman, Rosenheim &  
Associates, Inc (R)  
21600 Oxnard Street, #630  
Woodland Hills, CA 91367

RE: Preliminary Parcel Map No.: AA-2021-9873-  
PMLA  
Address: 6251-6253 Church Street and 520  
Marie Avenue  
Community Plan: Northeast Los Angeles  
Zone: R1-1  
Council District: 14 – Kevin De Leon  
CEQA No.: ENV-2020-9872-CE  
Related Case: ZA-2021-9871-ZAA-ZAD-F

**LETTER OF CORRECTION**

On May 12, 2022, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-9873-PMLA, located at 6251-6253 Church Street and 520 Marie Avenue, for the subdivision of a single parcel to create two (2) separate parcels (Parcel A and Parcel B) as shown on the **map stamp** dated January 28, 2021, in the Northeast Los Angeles Community Plan.

Subsequent to the issuance of the Letter of Determination (LOD), it was discovered that Condition 4 of the LOD was included in error since no new street lights will be required by the Advisory Agency. Various typing errors were also discovered in the document. Therefore, the Letter of Determination for AA-2021-9873-PMLA shall be corrected (with strike and underline) as follows:

**Condition 4 shall be corrected as follows:**

4. ~~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.~~ No new streetlights required.

**Condition 9 shall be corrected as follows:**

9. Show that Proposed Parcel B complies with front yard setback for the main house per LAMC Section 12.21C.10(a)(3) ~~for the key lot~~ or obtain approval from City Planning to

allow for a reduced front yard setback.

**Condition S-3 shall be corrected as follows:**

- 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. Per Condition No. 2 the existing sewer lateral for parcel "B" may continue to go through parcel "A" with the recordation of a Covenant and Agreement for a private sewer easement.
  - b. Construct any necessary drainage facilities. ~~Per Condition No. 2 the existing sewer lateral for parcel "B" may continue to go through parcel "A" with the recordation of a Covenant and Agreement for a private sewer easement.~~
  - c. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

**Finding c shall be corrected as follows:**

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

~~The subject property is a flat, rectangular lot totaling approximately 206,368 square feet with a frontage of approximately 279 linear feet along Reseda Boulevard and approximately 725 linear feet along Chatsworth Street. The subject site is currently occupied by an operating one (1)-story Church with surface level parking.~~

~~The site is zoned (T)RE11-1 with a land use designation of Very Low II Residential within the Northridge Community Plan. The site is located within a (ZI)-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations area. The subject property is a rectangular lot totaling 25,689 square feet with a frontage of approximately 104 96.54 linear feet along Church Street and approximately ~~255~~ 257.56 linear feet along Marie Avenue. The subject site is currently occupied by two (2) existing single-family residential homes and associated structures.~~

The site is zoned R1-1 with a land use designation of Low Residential within the Northeast Los Angeles Community Plan. The site is located within a Modifications of SF Zones and SF Zone Hillside Area Regulations and State Enterprise Zone: East Los Angeles.

The subject property is located within an Urban Agriculture Incentive Zone, Outside Flood Zone, Very High Fire Hazard Severity Zone and Special Grading Area. The subject property is located within the Raymond Fault Zone.

The surrounding area is characterized by residential uses. The residential uses in the area are mainly very low density developments. Properties within a 1,000 feet radius are zoned R1-1 with a land use designation of Low Residential and developed with one-story to three (3)-story single-family homes. Therefore, the proposed building would not result in difficulties or hardships inconsistent with the general purpose and intent of the zoning regulations.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 25,689 square-foot parcel into two (2) parcels Parcel A and Parcel B as shown in the exhibit.

Parcel A will total 17,561 square feet and will consist of an existing one (1)-story single-family house with an attached garage and Parcel B will total 8,128 square and will consist of an existing one (1)-story single-family house with a detached garage. The proposed subdivision will allow the two (2) existing single-family homes to be situated on separate parcels. The project does not propose to demolish or remodel existing structures.

The applicant has also filed a Zoning Administrator Adjustment and Zoning Administrator Determination case under Case No. ZA-2021-9871-ZAA-ZAD-F. The concurrent case is requesting deviations for both Parcel A and Parcel B including the following: For Parcel A the applicant is requesting the encroachment of a patio deck and pond into the rear yard resulting in a zero-foot rear yard setback in lieu of the setback required per LAMC Section 12.21.C.10 (a), over in height fences and walls in the front yard including an approximately 3-foot tall chain link fence atop a 3-foot tall retaining wall (6 feet tall in total) and trees and shrubs with a maximum height of approximately 46 feet in lieu of the setback required per LAMC Section 12.22.C.20(f) and Over-in-height "fences and walls" in the westerly side yard for trees and shrubs with a maximum height of approximately 28 feet, in lieu of the setback required per LAMC Section 12.22.C.20(f). For Parcel B the applicant is requesting the location of the detached garage on the front half of the lot, with a minimum front yard setback of 1.6 feet and a minimum northerly side yard setback of approximately 4 feet, in lieu of the location of accessory buildings and setbacks prescribed in LAMC Section 12.21.C.5., over-in-height "fences and walls" in the front yard, Over-in height chain link fence in the northerly side yard, and an over-in height chain link fence in the rear yard, in lieu of the maximum height permitted per LAMC Section 12.22.C.20(f) and pursuant to LAMC Sections 12.21.C.10(a)(13) and 12.24.X.28, a minimum reduced front yard of 1.6 feet along Marie Avenue (a Substandard Hillside Limited Street) for the existing detached garage to remain, in lieu of the minimum front yard required per LAMC Section 12.21.C.10(a)(2). The applicant is also requesting multiple existing retaining walls to remain on Parcel A and Parcel B, which exceed the maximum number of walls allowed on a lot under LAMC Section 12.21.C.8(a)

The Department of Building and Safety, Grading Division, if applicable would 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. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

**Finding e shall be corrected as follows:**

- 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 Categorical Exempt from further CEQA review pursuant to Class 1 and 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 located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

All other conditions and findings shall remain the same.

VINCENT P. BERTONI, AICP  
Advisory Agency

A handwritten signature in blue ink, appearing to read "K. Golden", with a long horizontal flourish extending to the right.

KEVIN S. GOLDEN  
Deputy Advisory Agency

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DEPUTY DIRECTOR

Decision Date: April 27, 2022

Appeal Period Ends: May 12, 2022

Annick Hamon, Annick Hamon Trust  
(A)(O)  
6251 Church Street  
Los Angeles, CA 90042

Jessica Pakdaman, Rosenhein &  
Associates, Inc (R)  
21600 Oxnard Street, #630  
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PMLA  
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Community Plan: Northeast Los Angeles  
Zone: R1-1  
Council District: 14 – Kevin De Leon  
CEQA No.: ENV-2020-9872-CE  
Related Case: ZA-2021-9871-ZAA-ZAD-F

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.50 and 17.53, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-9873-PMLA, located at 6251-6253 Church Street and 520 Marie Avenue, for the subdivision of a single parcel to create two (2) separate parcels (Parcel A and Parcel B) as shown on the **map stamp-dated January 28, 2021**, in the Northeast Los Angeles 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 a 2-foot wide strip of land be dedicated along Church Street adjoining the subdivision to complete a 22-foot wide half right-of-way dedication in accordance with **Hillside Local Street** Standards of the LA Mobility Plan, including a 15-foot radius property line return or 10-foot by 10-foot cut corner be dedicated at intersection with Marie Avenue adjoining the subdivision.
2. That a Covenant and Agreement be recorded that a private sanitary sewer easement be granted within parcel “A” for the benefit of parcel “B”.
3. That the subdivider make a request to the Central Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

## **BUREAU OF STREET LIGHTING**

4. 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.

## **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**

*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.*

6. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
7. Provide a copy of ZA case ZA-2021-9871-ZAA-ZAD-F. Show compliance with all the conditions/requirements of the ZA case as applicable.
8. The detached garage on Proposed Parcel B is not allowed in the front half of the lot

unless it complies with LAMC Section 12.21C.5(l). A minimum 5 ft. front yard setback is required if the detached garage complies with LAMC Section 12.21C.5(l). Show compliance that the detached garage complies with the above section for its allowable location and its front and side yard setback or obtain City Planning to allow the detached garage to remain in the front half portion of the lot and allowed for the reduced front and side yard.

9. Show that Proposed Parcel B complies with front yard setback for the main house per LAMC Section 12.21C.10(a)(3) for the key lot or obtain approval from City Planning to allowed for a reduced front yard setback.
10. For Proposed Parcels A and B, show compliance with the Residential Floor Area requirement per LAMC Section 12.21C.10(b)
11. Record a minimum 20 ft. wide Community Driveway Easement to allow vehicular access from Proposed Parcel A to pass through Proposed Parcel B prior to obtaining the Zoning clearance.
12. Provide a survey for the height of the dwelling on Proposed Parcels A and B to show compliance to the required side yard setback and encroachment plane height requirement (if applicable) for the front and side per LAMC Section 12.21C.10(a) and LAMC Section 12.21C.10(d)(1)(ii). See definition of "Encroachment Plane" in LAMC Section 12.03 on how to measure encroachment plane.
13. 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. The front and side yard setbacks shall be measured from the lot line after the required street dedication is taken.

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 WATER AND POWER**

14. 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).)

## **FIRE DEPARTMENT**

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

15. Access for Fire Department apparatus and personnel to and into all structures shall be required.
16. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
17. 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.

## **DEPARTMENT OF RECREATION AND PARKS**

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

18. 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
19. 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-2021-9873-PMLA shall not be issued until after the final map has been recorded.
  - b. Limit the subdivision to two (2) lots.
  - c. Parking shall be provided in conformance with LAMC Section 12.21A,4.
  - d. All exterior lighting shall be shielded and directed onto the site.
  - 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.



- g. That prior to the issuance of the building permit or the recordation of the Final Map, a copy of the case No. ZA-2021-9871-ZAAA-ZAD-F shall be submitted to the satisfaction of the Advisory Agency. In the event that case No. ZA-2021-9871-ZAA-ZAD-F is not approved, the subdivider shall submit a Parcel Map Modification

Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

## 20. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of 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 of 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. Per Condition No. 2 the existing sewer lateral for parcel "B" may continue to go through parcel "A" with the recordation of a Covenant and Agreement for a private sewer easement.
- c. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

### **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 15301, Class 1, 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 or not 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-2021-9873-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 into two lots, Parcel A and Parcel B.

The subject property is a rectangular lot totaling approximately 25,689 square feet with a frontage of approximately 96.54 linear feet along Church Street and approximately 257.56 linear feet along Marie Avenue. The subject site is currently developed with two (2) existing one (1)- story single-family homes with associated structures in the Northeast Los Angeles 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 subject property is located within an Urban Agriculture Incentive Zone, Outside Flood Zone, Very High Fire Hazard Severity Zone and Special Grading Area. The subject property is located within the Raymond Fault Zone. The proposed subdivision of one lot will create two

lots which will continue to contain the existing two (2) single family homes, no demolition, new construction, or remodeling is proposed.

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 25,689 square-foot parcel into two (2) parcels Parcel A and Parcel B as shown in the exhibit. Parcel A will total 17,561 square feet and will consist of an existing one (1)-story single-family house with an attached garage and Parcel B will total 8,128 square and will consist of an existing one (1)-story single-family house with a detached garage. The proposed subdivision will allow the two (2) existing single-family homes to be situated on separate parcels. The project does not propose to demolish or remodel existing structures.

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 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 Building and Safety Grading and Zoning Divisions, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and have imposed improvement requirements and/or conditions of approval. No new construction is proposed, in as much as this is a lot split only. The applicant is going through a process which will create an end result similar to those allowed under the recently approved California Senate

Bill 9 (SB9, effective January 2022), so in this case the applicant will not be subject to some of the more onerous standard subdivision requirements of a parcel map.

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 206,368 square feet with a frontage of approximately 279 linear feet along Reseda Boulevard and approximately 725 linear feet along Chatsworth Street. The subject site is currently occupied by an operating one (1)-story Church with surface level parking.

The site is zoned (T)RE11-1 with a land use designation of Very Low II Residential within the Northridge Community Plan. The site is located within a (ZI)-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations area. The subject property is a rectangular lot totaling 25,689 square feet with a frontage of approximately 101 linear feet along Church Street and approximately 255 linear feet along Marie Avenue. The subject site is currently occupied by two (2) existing single-family residential homes and associated structures.

The site is zoned R1-1 with a land use designation of Low Residential within the Northeast Los Angeles Community Plan. The site is located within a Modifications of SF Zones and SF Zone Hillside Area Regulations and State Enterprise Zone: East Los Angeles.

The subject property is located within an Urban Agriculture Incentive Zone, Outside Flood Zone, Very High Fire Hazard Severity Zone and Special Grading Area. The subject property is located within the Raymond Fault Zone.

The surrounding area is characterized by residential uses. The residential uses in the area are mainly very low density developments. Properties within a 1,000 feet radius are zoned R1-1 with a land use designation of Low Residential and developed with one-story to three (3)-story single-family homes. Therefore, the proposed building would not result in difficulties or hardships inconsistent with the general purpose and intent of the zoning regulations.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 25,689 square-foot parcel into two (2) parcels Parcel A and Parcel B as shown in the exhibit. Parcel A will total 17,561 square feet and will consist of an existing one (1)-story single-family house with an attached garage and Parcel B will total 8,128 square and will consist of an existing one (1)-story single-family house with a detached garage. The proposed subdivision will allow the two (2) existing single-family homes to be situated on separate parcels. The project does not propose to demolish or remodel existing structures.

The applicant has also filed a Zoning Administrator Adjustment and Zoning Administrator Determination case under Case No. ZA-2021-9871-ZAA-ZAD-F. The concurrent case is requesting deviations for both Parcel A and Parcel B including the following: For Parcel A the applicant is requesting the encroachment of a patio deck and pond into the rear yard resulting in a zero-foot rear yard setback in lieu of the setback required per LAMC Section 12.21.C.10 (a), over in height fences and walls in the front yard including an approximately 3-foot tall chain link fence atop a 3-foot tall retaining wall (6 feet tall in total) and trees and shrubs with a maximum height of approximately 46 feet in lieu of the setback required per LAMC Section

12.22.C.20(f) and Over-in-height “fences and walls” in the westerly side yard for trees and shrubs with a maximum height of approximately 28 feet, in lieu of the setback required per LAMC Section 12.22.C.20(f). For Parcel B the applicant is requesting the location of the detached garage on the front half of the lot, with a minimum front yard setback of 1.6 feet and a minimum northerly side yard setback of approximately 4 feet, in lieu of the location of accessory buildings and setbacks prescribed in LAMC Section 12.21.C.5., over-in-height “fences and walls” in the front yard, Over-in height chain link fence in the northerly side yard, and an over-in height chain link fence in the rear yard, in lieu of the maximum height permitted per LAMC Section 12.22.C.20(f) and pursuant to LAMC Sections 12.21.C.10(a)(13) and 12.24.X.28, a minimum reduced front yard of 1.6 feet along Marie Avenue (a Substandard Hillside Limited Street) for the existing detached garage to remain, in lieu of the minimum front yard required per LAMC Section 12.21.C.10(a)(2). The applicant is also requesting multiple existing retaining walls to remain on Parcel A and Parcel B, which exceed the maximum number of walls allowed on a lot under LAMC Section 12.21.C.8(a)

The Department of Building and Safety, Grading Division, if applicable would 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. 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 Northeast Los Angeles 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 within 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 located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

**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 will 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 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-2021-9872-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 several 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 and a church use that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. A review of the building permit history for the site shows that all of the improvements are limited to the western half of the parcel.

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 would not conflict with easements acquired by the public at large for access



through or use of property within the proposed subdivision.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2021-9873-PMLA

VINCENT P. BERTONI, AICP  
Advisory Agency

*Kevin Golden*

KEVIN S. GOLDEN  
Deputy Advisory Agency

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 [www.lacity.org/pln](http://www.lacity.org/pln).**

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.

PRELIMINARY PARCEL MAP  
L.A. NO. 2021- 9873-PMLA  
FOR SUBDIVISION PURPOSES  
IN THE CITY OF LOS ANGELES

## LEGAL DESCRIPTION

PARCEL A OF PARCEL MAP L.A. NO. 3544, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 86 PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 5483-010-049

## CONTACT INFORMATION

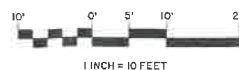
APPLICANT / OWNER:  
ANNICK HAMON  
6251 CHURCH STREET  
LOS ANGELES, CALIFORNIA 90042  
TEL (626) 390-0404  
ANNICKHAMON@SBCGLOBAL.NET

LAND SURVEYOR:  
NEIL C. HANSEN, PLS 9027  
N.C. HANSEN, INC.  
1545 VICTORY BOULEVARD, 2ND FLOOR  
GLENDALE, CALIFORNIA 91201  
TEL (747) 215-6667  
NEIL@NCHANSEN.COM  
WWW.NCHANSEN.COM

## Benchmark

LOS ANGELES CITY BENCHMARK NO. II-08430  
WIRE SPIKE IN N CURB CHURCH ST. 5FT E OF BC CURB  
RET TO FIRST ALLEY E OF MARIE AVENUE  
ELEVATION = 751.240 FEET (NAVD 1988 DATUM,  
2000 ADJUSTMENT)

## Graphic Scale



## NOTES

1. SITE ADDRESS: 6251 CHURCH STREET, 520 MARIE AVENUE LOS ANGELES, CALIFORNIA 90042
2. REQUESTING 2 PARCEL MAP
3. ZONE: RI-1
4. COUNCIL DISTRICT: M
5. THOMAS BROS. GRID; PAGE 565 GRID F1, PAGE 595 GRID F1
6. ALL ON-SITE IMPROVEMENTS SHOWN HEREON ARE EXISTING AND WILL REMAIN
7. OAK TREE ON PARCEL A TO REMAIN
8. NO CALIFORNIA BAY, WESTERN SYCAMORE, OR CALIFORNIA BLACK WALNUT TREES, TONYON OR ELDERBERRY SHRUBS ON SITE.
9. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE PARCEL MAP
10. SEWER AND PUBLIC UTILITIES ARE AVAILABLE AND SERVICING THE SITE
11. HILLSIDE AREA
12. URBAN AGRICULTURE INCENTIVE ZONE
13. VERY HIGH FIRE HAZARD SEVERITY ZONE
14. NOT IN FLOODWAY, OR MUD PRONE AREAS.
15. SITE IS NOT LOCATED WITHIN A LIQUEFACTION AREA
16. AVERAGE NATURAL SLOPE EXISTING = 23.04% PARCEL A = 24.09% PARCEL B = 20.78%
17. EXISTING AREA: 30,473 S.F. (0.70 ACRES) GROSS (TO CENTERLINE); 28,689 S.F. (0.66 ACRES) NET
18. PROPOSED AREA: PARCEL A: 17,561 S.F. (0.40 ACRES); PARCEL B: 8,128 S.F. (0.19 S.F.)



Vicinity Map  
Scale: 1" = 500'

Sheet 1 of 1 Sheet

Date: October 1, 2021  
JN 20-349AH

