

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



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MAYOR

EXECUTIVE OFFICES

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

May 6, 2022

LETTER OF CORRECTION #3

Aram Bagramyan & Ani Ayrapetyan (O)
7738 Wentworth Street
Tujunga, CA 91042

Jake Malott (R)
Whitestone
7190 W. Sunset Boulevard #507
Los Angeles, CA 90046

Bureau of Engineering

Case No. AA-2006-7058-PMLA
7738 W. Wentworth Street
Sunland-Tujunga-Lake View Terrance-East
La Tuna Canyon Community Plan
Zone : R1-1-RFA
D. M. : 208-5A195
C. D. : 7 - Rodriguez
CEQA : ENV-2006-7059-MND
Legal Description: Lot 1458, Trace 3966

On September 27, 2007, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Preliminary Parcel Map AA-2005-7058-PMLA for the subdivision of one-lot into two parcels and pursuant to LAMC Section 17.53 J approved an adjustment to permit a reduced lot width of 40 feet for both parcels and a reduced side yard of three feet for Parcel A.

On October 12, 2007, a correction letter was issued changing Condition No. 12.c. to allow various materials for perimeter fencing.

On January 18, 2008, a second correction letter was issued deleting Condition No. 11 since Quimby Fee do not apply as the site was keeping the two existing dwellings onsite.

On March 7, 2022, the applicant's representative sent a letter requesting Condition No. 3, which states "That a 6-foot sidewalk easement be provided on Forsythe Street at driveway locations to comply with required of the "Americans with Disabilities Act" be deleted. The Bureau of Engineering has stated that the Council Office revised the recommendations at the public hearing to require only a 14-foot roadway and therefore no sidewalk easement is to be removed as the improvement conditions do not match the easement request. Therefore, the Advisory Agency is deleting Condition No. 3.

All other conditions remain unchanged except for Condition Nos. 11 and 12.c, which were changed previously. The subdivider is advised that the above action does not extend the time for recording the final parcel map which expires on September 26, 2023.

VINCENT P. BERTONI, AICP
Director of Planning

Claudia Rodriguez

Digitally signed by Claudia
Rodriguez

Date: 2022.05.06 13:20:20 -07'00'

CLAUDIA RODRIGUEZ
Deputy Advisory Agency

CR:SH:ly

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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SABRINA KAY

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CINDY MONTAÑEZ

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DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.planning.lacity.org

DATE: January 18, 2007

Jim Veneziano (O)
7738 West Wentworth Street
Los Angeles, CA 91042

Jess Esparza (R)
Jess Esparza & Associates
6107 York Boulevard
Los Angeles, CA 90042

Department of Building & Safety

CORRECTION LETTER
Case No. AA-2006-7058-PMLA
7738 Wentworth Street
Sunland-Tujunga-Lakeview Terrace-
Shadow Hills-East La Tuna Canyon
Planning Area
Zone : R1-1
D. M. : 208.5A195
C. D. : 2
CEQA : ENV-2006-7059-MND
Legal Description: Lot 1458, Tract 3966

On September 27, 2007, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Preliminary Parcel Map AA-2006-7058-PMLA.

It has been discovered that Condition No. 11 shall be deleted because the Quimby Fee should not apply, since the existing dwellings will remain on site.

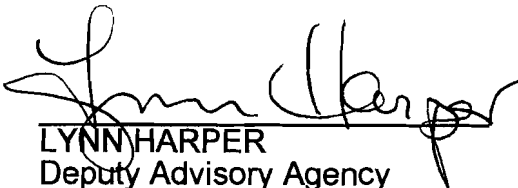
Therefore, Condition No. 11 should be deleted.

All other conditions remain unchanged.

The subdivider is advised that the above action does not extend the time for recording the final parcel map.

If you have any questions, please call Susan Palmas, Parcel Map staff at (213) 978-1333.

S. Gail Goldberg
Advisory Agency


LYNN HARPER
Deputy Advisory Agency

SGG:LH:SJP

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
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October 12, 2007

Jim Veneziano (O)
7738 West Wentworth Street
Los Angeles, CA 91042

Jess Esparza
Jess Esparza & Associates (R)
6107 York Boulevard
Los Angeles, CA 90042

Department of Building & Safety

CORRECTION LETTER

Case No. AA-2006-7058-PMLA
7738 Wentworth Street
Sunland-Tujunga-Lakeview Terrace-
Shadow Hills-East La Tuna Canyon
Planning Area
Zone : R1-1
D. M. : 208.5A195
C. D. : 2
CEQA : ENV-2006-7059-MND
Legal Description: Lot 1458, Tract 3966

On September 27, 2007, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Preliminary Parcel Map AA-2006-7058-PMLA.

It has been discovered that Condition No. 12c. is incorrect. Therefore, Condition No 12c. should be changed to read as follows:

12c. That prior to issuance of a certificate of occupancy, a minimum **6-foot-high wood fence, stone, or combination of both** shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

All other conditions remain unchanged.

The subdivider is advised that the above action does not extend the time for recording the final parcel map.

If you have any questions, please call Susan Palmas, Parcel Map staff at (213) 978-1333.

S. Gail Goldberg
Advisory Agency


LYNN HARPER
Deputy Advisory Agency



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CITY OF LOS ANGELES CALIFORNIA



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FAX: (213) 978-1275
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Decision Date: September 27, 2007

Appeal Period Ends: October 12, 2007

Jim Veneziano
7738 West Wentworth Street
Los Angeles, CA 91042

Jess Esparza
Jess Esparza & Associates
6107 York Boulevard
Los Angeles, CA 90042

Case No. AA-2006-7058-PMLA
Adjustment per Section 17.53 J
7738 Wentworth Street
Sunland-Tujunga-Lakeview Terrace-
Shadow Hills-East La Tuna Canyon
Planning Area
Neighborhood Council: Sunland-Tujunga
Zone: R1-1
D. M.: 208.5A195
C. D.: 2
CEQA: ENV-2006-7059-MND
Legal Description: Lot 1458, Tract 3966

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map No. AA-2006-7058-PMLA, located at 7738 Wentworth Street for a maximum two single family home lots as shown on map stamp-dated October 10, 2006. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property. The Advisory Agency also approved, pursuant to Section 17.53-J of the Los Angeles Municipal Code: an adjustment to permit a reduced lot width of 40 feet for Parcels "A" and "B"; and an adjustment to permit a reduced side yard of three feet for Parcel "A". 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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.



BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.

1. That a 2-foot and variable-width future strip of land be dedicated along Wentworth Street adjoining the subdivision.
2. That a 16-foot future street be dedicated along Forsythe Street adjoining the subdivision.
3. That a 6-foot sidewalk easement be provided on Forsythe Street at driveway locations to comply with requirements of the "Americans with Disabilities Act".
4. That a Covenant and Agreement be recorded agreeing that an 8-foot wide private sanitary sewer easement be granted within Parcel "A" for the benefit of Parcel "B" satisfactory to the City Engineer.
5. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Wentworth Street being dedicated and adjoining the subdivision by:
 - (1) Constructing an integral concrete curb and gutter, a 5-foot wide concrete sidewalk and planting trees within the remaining 3-foot parkway area.
 - (2) Constructing suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.
 - (3) Removing and reconstructing the existing improvements as necessary.
 - (4) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - b. Improve Forsythe Street being dedicated and adjoining the subdivision by:
 - (1) Constructing a 2-foot wide suitable surfacing to join the existing pavement to complete a 14-foot total roadway.
 - (2) Removing and reconstructing the existing improvement as necessary.

- (3) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
- c. Construct the necessary sewer house connections to serve each parcel satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only-**contact Eric Cabrera at (213) 482-0474** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

6. 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. Indicate the type of construction for the buildings on the site. Dimension the size of each building on the lot to remain.
 - b. Provide a copy of building permit records, plot plan and certificate of occupancy.
 - c. Proposed Parcels A and B do not comply with the minimum lot width (50 feet) requirement of the R1-1 zone. Revise the map to show compliance with the above requirement(s) or obtain approval from the Department of City Planning
 - d. Parking is required for the existing structures to remain. Show the location of all parking spaces and access driveways. Provide at least two covered spaces per dwelling unit.
 - e. The submitted map does not comply with the front yard(s) (prevailing setback from the porch to the front property line), side yards (4 feet) and rear yard (15 feet) requirements of the R1-1 zone. Revise the map to show compliance with the above requirement(s) or obtain approval from the Department of City Planning.
 - f. Provide the dimensions of separation from main dwelling to each detached structure.

- g. For each existing building to remain, provide building plans to show compliance with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the new property lines. All noncompliance issues shall be corrected, required permits shall be obtained and the final work inspected prior to a clearance letter being issued.
- h. Provide a minimum 5 feet setback from the exterior wall of the recreation room on Parcel A to the side and rear property lines.

***NOTE TO PLAN CHECKER: The Advisory Agency also approved, pursuant to Section 17.53 J of the Los Angeles Municipal Code, has approved the following variations from the Code as it applies to this subdivision:**

an adjustment from Section 12.08C.4 of the Municipal Code to permit a reduced lot width of 40 feet for Parcels "A" and "B" in lieu of the required 50 feet; and

an adjustment from Section 12.08C.2 of the Municipal Code to permit a reduced side yard of three feet for Parcel "A" in lieu of the required four feet.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

- 7. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.

- 8. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. No proposed development utilizing cluster, group or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road or designated fire lane.

- d. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to the door of the unit.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

Construction mitigations regarding impacts on schools are monitored by the LAUSD. Begin this process by calling Natalie Blasco at (323) 342-1421. If no construction mitigations are required by the LAUSD or the environmental document, this condition may be cleared by a written communication from the LAUSD Transportation Branch- phone no.(323) 342-1400-attesting to the required coordination.

9. The project site is located on the pedestrian and bus routes for students attending Plainview Elementary School and Mount Gleason Middle School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. 323.342.1400, and the principals or designees of Plainview Elementary School and Mount Gleason Middle School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

BUREAU OF STREET LIGHTING

Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.

10. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and the following street lighting improvements shall be required:

Construct a new street light; one (1) on Wentworth Street.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 200 North Spring Street, Room 750 and City Hall East, Room 709.

11. That the Quimby fee be based on the R1 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated.

12. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of two lots.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. 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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

- 13. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No. 14 of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
- 14. Prior to the recordation of the final map, the subdivider will 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:
 - MM-1 The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
 - MM-2 Per Section 17.12A of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums or Recreation and Park fees for the construction of apartment buildings.

- MM-3 Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2006-7059-MND on November 15, 2006. The Committee found that potential negative impact could occur from the project's implementation due to:

- Additional demand on the public schools.
- Additional need for parkland.
- Additional generation of solid waste.

The Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2006-7059-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 13 & 14 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life and risk of upset are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 13.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2006-7058-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.

The adopted Sunland Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the subject property for Low Residential land use with the corresponding zone(s) of R1, RS and RE9. The property contains approximately 0.25 net acres (11,080 net square feet after required dedication) and is presently zoned R1-1. The proposed development of two single family home lots is allowable under the current adopted zone and the land use designation.

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

The property contains approximately 0.25 net acres (11,080 net square feet after required dedication) and is presently zoned R1-1. The proposed development of two single family home lots is allowable under the current adopted zone and the land use designation. 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). Therefore, as conditioned, the proposed tract 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 project site is mostly level in a residential neighborhood developed entirely with single family homes.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife. In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158).

ADJUSTMENT FINDINGS (Sections 12.28-C.4 and 17.53-J)

- (f) THE GRANTING OF THE ADJUSTMENT WILL RESULT IN DEVELOPMENT THAT IS COMPATIBLE AND CONSISTENT WITH THE SURROUNDING USES, AND WILL CREATE NO ADVERSE IMPACTS OR ANY ADVERSE IMPACTS HAVE BEEN MITIGATED.

The zoning regulations require minimum lot widths and setbacks from the side property lines in order to provide for compatibility between respective properties as well as to ensure access in the event of an emergency. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics which a specific parcel and its intended use may have. In this instance, the 40-foot width of the subject parcel to be subdivided is the same width as the other lots along this section of Wentworth and Forsythe Streets, resulting in compatibility between the subject parcel and the surrounding area. The reduced side yard setback requested due to the location of the two existing single family homes are internal to the subject parcel and have no adverse visual or other impacts on adjacent single family home lots.

- (g) THE GRANTING OF THE ADJUSTMENT IS IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN, AND WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE OF THE CITY.

The General Plan is silent on issues related to reductions in the minimum lot width and the required side yards. The site is located within the Sunland Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area. The plan designates the subject site as Low Residential with corresponding zones of R1, RS and RE9 and Height District No.1. The granting of an adjustment is not inconsistent with the intent and purpose of the Community Plan. The Sunland Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon Community Plan does not specifically address adjustments.

- (h) THAT THE SITE AND/OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE.

The 11,795 square foot property is a legal, recorded lot of non-conforming width, zoned R1, with two existing single family homes-- one with a three-foot side setback and the other with no setback. The width of the property and the location of the existing homes make strict adherence to the zoning regulations impractical

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2006-7058-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 17.05N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 922-8363.

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 North Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on October 12, 2007* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

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

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

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.

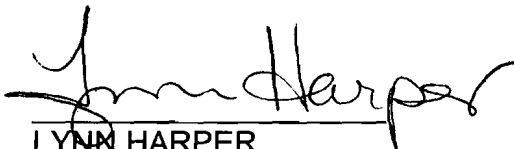
No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. September 27, 2010.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Parcel Maps staff at (213) 978-1329.

These findings shall apply to both the tentative and final maps for Parcel Map AA-2006-0608-PMLA.

S. Gail Goldberg, AICP
Advisory Agency



LYNN HARPER
Deputy Advisory Agency

SGG:MSYY:LH:SJP

cc: Bureau of Engineering - 4
Community Planning
Planning Office & 1 Map
D.M. 208.5 A 195
Bureau of Street Lighting
Street Tree Division & 1 Map

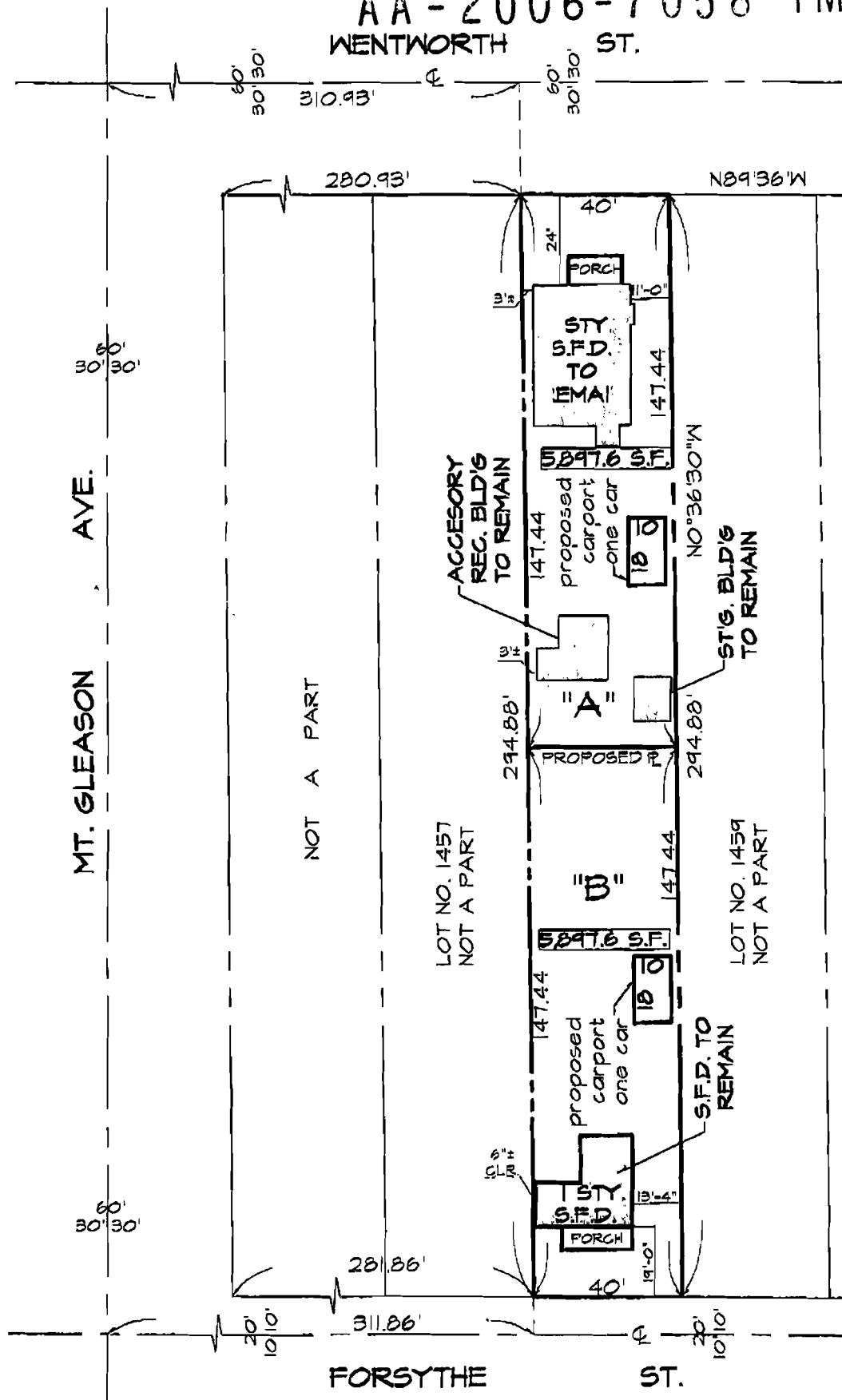
Dept. of Building & Safety, Zoning & 2 Maps
Bureau Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

PRELIMINARY PARCEL MAP L.A.

AA-2006-7058-PMLA

WENTWORTH ST.

SITE ADDRESS:

7738 W. WENTWORTH ST.
 7739 W. FORSYTHE ST.
 LOS ANGELES, CA. 91042

ZONING: R1-1

CPC 2004-7771-ICO

LOT AREA: 11,795.2 S.F.
 0.27 AC. NET

DISTRICT MAP: 208.5A-195

THOMAS BROS: 503-H2

PROPOSED USE: AN EXISTING
 SINGLE FAMILY DWELLING
 ON PROPOSED LOTS "A" & "B".

LOT HAS A 1%
 OR MORE SLOPE

NO OAK TREES ON SITE OR
 WESTERN SICAMORE
 CALIFORNIA BAY.
 SOUTHERN CALIFORNIA
 BLACK WALNUT

CIVIL ENGINEER:

JESS ESPARZA, C.E. 19990
 6107 YORK BLVD.
 LOS ANGELES CA. 90042
 (323) 256-8157 EXT. 105

OWNERS:

JIM VENEZIANO
 7738 WENTWORTH ST.
 LOS ANGELES CA. 91042
 (818) 427-3730

SCALE: 1" = 40'
 JULY, 15 2006

BEING A DIVISION OF
 LOT NO. 1458,
 TRACT 3966, MB. 44-55
 APN: 2557-001-010