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CITY PLANNING**

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Decision Date: November 18, 2022

Appeal Period Ends: November 28, 2022

Gary Klein, Stagg Homes, LLC (A/O)
254 McCarty Drive
Beverly Hills, CA 90212

Athena Novak (R)
AHN & Associates
4924 Balboa Boulevard
Los Angeles, CA 91316

RE: Vesting Tentative Tract Map No.: 83547-HCA
Related Cases: N/A
Address: 20327 & 20329 West Stagg Street,
Winnetka, CA
Community Plan: Canoga Park – Winnetka –
Woodland Hills – West Hills
Zones: (T)R1-1
Council District: 3
CEQA No.: ENV-2022-5181-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approves Vesting Tentative Tract Map No. 83547-HCA (**map stamp-dated July 19, 2022**) located at 20327 and 20329 West Stagg Street, for the subdivision of a single lot into six lots for six single-family residences in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. This unit density is based on the (T)R1-1 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 with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's consideration of the request 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

Any questions regarding these conditions should be directed to Quyen Phan of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.

1. That a 54-foot strip of land be dedicated along Ingomar Street adjoining the subdivision to complete a 54-foot wide through street.
2. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewars in this area.

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.

3. 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 the Soils Report Approval letter dated October 26, 2021, Log No. 119101 and attached to the case file for Tract No. 83547-HCA.

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.

4. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

Notes:

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

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

DEPARTMENT OF RECREATION AND PARKS

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

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

DEPARTMENT OF TRANSPORTATION

Please contact Sheila Ahorian at sheila.ahorian@lacity.org or (818) 374-4699 for any questions regarding the following.

6. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
7. A two-way driveway width of $W=18$ feet is required for all driveways, or to the satisfaction of LADOT.
8. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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.
9. The subdivision report fee and condition clearance fee be paid to the Los Angeles 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 email lafdhydrants@lacity.org. You should advise any consultant representing you of this requirement as well.*

10. Access for Fire Department apparatus and personnel to and into all structures shall be required.
11. 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.
12. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
13. 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.
14. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
15. Fire Lane Requirements:
 - a) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- b) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - c) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - d) Submit plot plans indicating access road and turning area for Fire Department approval.
 - e) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - f) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - g) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - h) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - i) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
16. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
17. Site plans shall include all overhead utility lines adjacent to the site.
18. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
19. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
20. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
21. 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.
22. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
23. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

24. Standard cut-corners will be used on all turns.
25. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
26. 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.
27. FPB #105 – 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
28. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - a. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - b. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - c. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - d. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

- e. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1218.

29. Satisfactory arrangement 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

30. 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

31. The office of LA Sanitation/CWCD - Clean Water North Conveyance Division has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found potential problems to its structures and/or potential maintenance issues.

This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

URBAN FORESTRY

32. The Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2: 1 as approved by the Board of Public Works and Urban Forestry Division.
33. The Applicant shall plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847- 3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

INFORMATION TECHNOLOGY AGENCY

34. 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

35. 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 Vesting Tentative Tract Map No. 83547-HCA shall not be issued until after the final map has been recorded.
 - b. Limit the tract to a maximum of six lots.
 - c. Parking shall be provided in accordance with the LAMC.
 - 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 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.
36. 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.
37. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend 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 costs and attorney's fees, costs of any judgment 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 in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute the 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 that 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. Actions include 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.

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 one-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 one-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 one-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) 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 Transportation 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 street, 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Construct new street lights: one (1) on Ingomar Street and one (1) on Stagg Street
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2: 1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Ingomar Street being dedicated and adjoining the tract by the construction of the following:
 - 1. Concrete curbs, gutters and minimum 4-foot concrete sidewalks in landscaped border or full-width concrete sidewalk with tree wells.

2. Suitable surfacing to join the existing pavement and to complete a 36-foot roadway connecting both ends of Ingomar Street.
 3. The necessary removal and reconstruction of existing improvements.
 4. The necessary transition to join the existing improvements satisfactory to the City Engineer.
- b) Improve Stagg Street adjoining the tract by the construction of the following:
1. A concrete curb, gutter and a 5-foot concrete sidewalk in a landscaped border or full width concrete sidewalk with tree wells.
 2. Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
 3. The necessary removal and reconstruction of existing improvements.
 4. The necessary transition to join the existing improvements satisfactory to the City Engineer.
- c) Construct the necessary public on-site and off-site sanitary sewer systems satisfactory to the City Engineer.
- d) That Board of Public Works approval be obtained, prior to the recordation of the final map for the removal of any tree in the existing or proposed right-of-way area associated with improvements requirement outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However, the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05-N.

The final map must record 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 (CEQA)

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, 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 California Environmental Quality Act (CEQA) Guidelines. This document establishes guidelines and thresholds of significant impact and provide the 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 environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 83547-HCA 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 subject property is comprised of a single lot comprised of a total lot area of 43,048 square feet (0.99 acres) in the Winnetka neighborhood. The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan with a land use designation of Low Residential.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Residential and (T)R1-1 zoning of the site. The proposed use is permitted in the designated zones. The proposed project will subdivide the project site, consisting of a single lot (Lot 3), into six lots for the construction of six single-family residences and the completion of West Ingomar Street as a through street. The unit density is based on the (T)R1-1 Zone.

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 Vesting Tentative Tract Map was prepared by a 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 Vesting Tentative Tract Map is for a six-lot single-family subdivision.

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 the subdivision of land. The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan addresses subdivisions in its goals and objectives for Residential land uses and Transportation as follows:

Policy 1-1.6 Promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences

Program: The Community Plan establishes residential land use categories and makes an appropriate designation for each neighborhood in the Community Plan Area. All zone changes, subdivisions, parcel maps, variances, conditional uses, specific plans, community and neighborhood revitalization programs for residential projects shall be consistent with Community Plan land use designations.

Policy 13-2.1 No increase in density and intensity shall be effectuated by zone change, variance, conditional use, parcel map, or subdivision unless it is determined that the transportation system can accommodate the increased traffic generated by the project.

The project will be consistent with the aforementioned policies as the subdivision will allow for the construction of single-family residences in a predominantly single-family residential neighborhood. In addition, the project will not generate enough daily trips to require a transportation analysis and will be required to comply the recommendation conditions found in LADOT's memo dated August 3, 2022.

Therefore, the Vesting Tentative Tract Map for the subdivision of a single lot into six lots for six single-family residences will be consistent with the General, Community, and Redevelopment Plans and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH 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." Section 17.05 C of the LAMC enumerates 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 Vesting Tentative Tract Map. The project site is not located within a methane zone, landslide area, or a special grading area. The project is located Outside Flood Zone and a Liquefaction area and will be subject to all relevant regulations for this area.

The design and layout of the Vesting Tentative Tract 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 Department of Building and Safety, Bureau of Engineering, and the Department of Water and Power) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

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

The project site is comprised of a single lot with a total lot area of 43,048 square-foot (0.99 acres) in the Winnetka neighborhood. The project site has a frontage of approximately 105 feet along West Stagg Street and a depth of approximately 405 feet. The project site also fronts the eastern and western segments of West Ingomar Street hindering continuous east-west travel along the corridor. The project site is zoned (T)R1-1 and is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan with a General Plan Land Use Designation of Low Residential. The project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The project site was once developed with a with a single-family, farm/ranch house built in the Spanish Colonial Revival architectural style. Although the house was built in 1930 and represented the early agricultural development era of Los Angeles and the Winnetka community, the house was not designated as a historical resource and has been demolished. The project site is currently vacant.

The project involves a Vesting Tentative Tract Map to allow the subdivision of the project site, which consists of a single lot (Lot 3), into six lots for the construction of six single-family residences. The subdivision will also permit the completion of West Ingomar Street as a through street which will allow for east-west travel along the corridor.

The development of the proposed project is consistent with existing development and urban character of the surrounding community. The project site is located in a predominantly residential neighborhood bound by West Stagg Street to the south and single-family houses to the east, west, and north. Properties surrounding the project site, including those across West Stagg Street, are zoned RA-1, R1-1, and (T)R1-1. Approximately 900 feet south of the project site is West Saticoy Street which is comprised of a mixture of single- and multi-family residential buildings, commercial businesses, surface parking lots, and public transit infrastructure. The project will be consistent with the land use designation of the site, the applicable zoning of the site, and will be compatible with the surrounding neighborhood.

In a memo dated August 3, 2022, the Urban Forestry Division of the Bureau of Street Services recommended the preservation of healthy street trees whenever possible and that street trees be planted in feasible planting locations as directed and required by the Bureau of Street Services. The Department of Building and Safety, Grading Division, requires that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Additional recommended conditions are also required by the Department of Recreation and Parks, the Department of Transportation, Los Angeles Fire Department, Department of Water and Power, Bureau of Street Lighting, Bureau of Engineering, and the Bureau of Sanitation and are listed as conditions in the Vesting Tentative Tract Map. 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 expected to occur. The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan designates the site for Low Residential land uses. The site is zoned (T)R1-1 and is consistent with the range of zones under the corresponding land use designation.

The zoning and land use designation of the project site permits a maximum residential density of one (1) dwelling unit per 5,000 square feet of lot area. As such, at 43,048 square feet (net) in size, the project site will allow for six dwelling units. With the requested Vesting Tentative Tract Map, the project site consisting of a single lot would be subdividing into six lots for the construction of six single-family residences (one residence per lot). As such, the project will be consistent with the land use designation and the applicable zoning of the site.

The project site is located in a predominantly residential neighborhood bound by West Stagg Street to the south and single-family houses to the east, west, and north. Properties surrounding the project site, including those across West Stagg Street, are zoned RA-1, R1-1, and (T)R1-1. Therefore, the proposed six-lot single-family subdivision would be a compatible with the surrounding area.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site. 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 property is located as a result of the project's proposed density. 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 ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is located in an urbanized and developed area in the City of Los Angeles.

The site and the surrounding area are currently developed with residential and land uses, and does not provide natural habitat for either fish or wildlife. As such, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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 mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site nor is it located on a site having unsuitable soil conditions. However, the project is located outside a flood zone. As such, 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.

The area surrounding the property is fully developed with similar residential uses indicating that sewers and other services are available. Additionally, the project has been determined to be statutorily exemption from CEQA which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvements are not likely to cause serious public health problems. Therefore, the design of the subdivision and the proposed improvements will not cause serious public health problems.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains a legally recorded lot identified by the Assessor Parcel Map No. 2107014004. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a natural habitat, public park, or any officially recognized public recreation area. The design of the subdivision and the improvements proposed by the project will not conflict with access through or use of property within the proposed subdivision. With the requested Vesting Tentative Tract Map, West Ingomar Street will be completed as a through street connecting the eastern and western portions of the corridor and permitting a continuous path of travel through the neighborhood. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract map.

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

within the proposed subdivision.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided and other design and improvement requirements.

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.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 83547-HCA.

VINCENT P. PERTONI, AICP
Advisory Agency



Kevin Golden
Deputy Advisory Agency

KG:DW;bk

JUL 19 2022

VESTING TENTATIVE TRACT MAP NO. 83547
IN THE CITY OF LOS ANGELES
FOR SUBDIVISION PURPOSES
COUNCIL DISTRICT # 3

NOTES:
1. EXISTING USE: VACANT LOTS

PROPOSED EASEMENTS:

Tentative Map 2000000 and the accompanying geological and soils engineering reports dated 1/1/00 are acceptable for the initial filing with the Department of City Planning.

[Signature]
Geologist, Building & Safety

The map shows a street grid with the following streets labeled:

- Vertical Streets (from left to right):** MASON AVE, DELCO AVE, CASHA AVE, STAGG ST, OSBORN ST.
- Horizontal Streets (from top to bottom):** ST. ARMINTA, ELKWOOD ST, INGOMAR ST, STAGG ST, KESWICK ST.

The proposed site is located on the east side of Ingomar St, between Stagg St and Keswick St. It is a rectangular area shaded in black and labeled "SITE".

VICINITY MAP
N.T.S.

ASSESSORS PARCEL NUMBER:
2107-014-004

OWNER/SUBDIVIDER:
STAGG HOMES, LLC
254 S. MCCARTHY DRIVE
BEVERLY HILLS, CA 90212
TEL: 310-869-1930
REPRESENTATIVE: CALEB PATE

ENGINEER:
FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD.
SAN FERNANDO, CA, 91340
TEL: (818) 832-1710 EXT 101
CONTACT: MIKE WHITE

LEGAL DESCRIPTION:

LOT 3 OF TRACT 9992, IN THE CITY OF LOS ANGELES, BOOK 141
PAGES 3 AND 4 OF MAPS, IN THE OFFICE COUNTY RECORDER OF
LOS ANGELES COUNTY, ALSO KNOWN AS: 20327-29 STAGG STREET,
WINNETKA CA 91306
ASSESSOR'S PARCEL NUMBER: 2107-014-004

BENCHMARK:

BENCH MARK: 07-07572 YEAR OF ADJUSTMENT: 2000
ELEVATION: 798.749 FT
DESCRIPTION: WIRE SPK IN W CURB MASON AVE; 5FT S OF BC
CURB RET S OF STAGG ST

BASIS OF BEARINGS:

THE BEARING OF THE CENTERLINE OF STAGG STREET AS SHOWN IN TRACT 9992, IN THE CITY OF LOS ANGELES, BOOK 141 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA; WAS HELD TO BE NORTH 89°58'20" WEST.

[illegible]

DESIGNER:		G.A.	
CHECKED BY:		M.W.	
DATE:		07/30/2021	
SHEET		OF	