

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
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DEPUTY DIRECTOR

March 1, 2023

Owner

Capital Foresight, LLC
Naty Saidoff / Bill Lindborg
Bel Air, CA 90077

Representative

Land Design Consultants, Inc.
Victor Salazar
Monrovia, CA 91016

RE: Parcel Map No. 2019-135

Address: 15010 W. Burbank Blvd & 15009 W.
Killion St
Community Plan: Van Nuys-North Sherman
Oaks

Council District: 4 – Nithya Raman

Zone: [Q]R3-1, R1-1

CEQA: ENV-2019-137-CE

EXTENSION OF TIME

On March 2, 2020 the Deputy Advisory Agency conditionally approved Parcel Map No. 2019-135 located at 15010 W. Burbank Blvd & 15009 W. Killion St, for a maximum of two lots, as shown on revised map stamp-dated December 5, 2019, and an adjustment to permit a reduced rear yard and side yard in the [Q]R3-1 and R1-1 Zones within the Van Nuys-North Sherman Oaks Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. 0135.

Therefore, the new expiration date for the subject map is **March 2, 2029.**

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB: NR:

cc: Nithya Raman

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND

6262 VAN NUYS BLVD., SUITE 430
VAN NUYS, CA 91401

COMMISSION OFFICE
(213) 978-1300

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: March 2, 2020

Capital Foresight, LLC (O/A)
Naty Saidoff / Bill Lindborg
2980 Beverly Glen Circle, Space 300
Bel Air, CA 90077

Victor Salazar (R)
Land Design Consultants, Inc.
800 Royal Oaks Drive, Space 104
Monrovia, CA 91016

Re: AA-2019-135-PMLA-WDI
15010 W. Burbank Boulevard &
15009 W. Killion Street
Van Nuys-North Sherman Oaks Community Plan
Zone : [Q]R3-1, R1-1
D.M. : 174-B-145
C.D. : 4 -Ryu
CEQA : ENV-2019-137-CE
Legal Description: Fraction of Lot 365 (Arb 4);
Tract: 1000

Last Day to File an Appeal: March 17, 2020

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2019-137-CE as the environmental clearance, and approves Parcel Map No. AA-2019-135-PMLA-WDI, located at 15010 W. Burbank Boulevard & 15009 W. Killion Street, for a maximum **two lots**, as shown on revised map stamp-dated December 5, 2019, and an adjustment to permit a reduced rear yard and side yard in the Van Nuys-North Sherman Oaks Community Plan. This unit density is based on the [Q]R3-1 and R1-1 Zones. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment or if you have any questions, please call Public Counter staff at (213) 482-7077, (310) 231-2901 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

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

1. That the existing property line be correctly shown on the final map.
2. That a 5-foot wide strip public sidewalk easement area be provided along Burbank Boulevard adjoining the subdivision.
3. That the existing 1-foot future street of Lot 8 adjoining this subdivision boundary in Killion Street be accepted by the suitable resolution prior to the recordation of the final map.
4. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

5. 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 Eric Wong at (213) 482-6876 to schedule an appointment.

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. 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.
 - b. Obtain a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the finalized grading permit to show completion of the work.
 - c. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately indicate the building sizes and required yards on the site. Indicate the number of stories, height, permitted use (attached or detached garage) and the type of construction for all buildings on the site. If attached garage, provide a 15 ft. rear yard setback or obtain approval from the Department of City Planning.
 - d. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.

- e. The submitted Map does not comply with the maximum density (800 s.f. of lot area/dwelling unit) requirement of the [Q]R3-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- f. Show all street dedication(s) 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/alley dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

DEPARTMENT OF TRANSPORTATION

If you have any questions, you may contact Brandon Wilson at brandon.wilson@lacity.org or 818-374-4691.

- 7. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
 - b. A two-way driveway width of $W=30$ feet is required for all driveways, or to the satisfaction of DOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

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

- 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. Submit plot plans for Fire Department review and approval prior to recordation of Parcel Map Action.

- b. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (505.1 Address Identification)
- c. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- d. Fire lanes, where required shall be a minimum of 20 feet in width.
- e. All structures must be within 300 feet of an approved fire hydrant.
- f. Entrances to any dwelling unit or guest room 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 WATER AND POWER

- 9. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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

- 10. 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

- 11. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

- 12. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

14. Removal or planting of any tree in the public right-of-way must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

15. 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 (2) lots.
 - b. Provide a minimum of 2 covered off-street parking spaces for the single family lot (Parcel B). Lots with less than 50 feet frontage shall have one guest parking provided on site. Plan shall be submitted to the Development Services Center to show compliance for this condition.
 - c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed between the new property line that separates Parcel "A" and "B" if no such wall already exists.
 - d. 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.
 - e. Note to City Zoning Engineer and Plan Check.
 - (1) The south property line shall be the designated front yard for Parcel "B."
 - (2) Upon past and current dedication/easement, the 19-unit apartment building shall be maintained as non-conforming density. Should the apartment building be demolished, any new building would have to comply with current zoning standards.
 - (3) Approved herein for the single family lot (Parcel B) is a reduced rear yard setback of 14 feet-1 inch in lieu of 15 feet and a reduced east side yard setback of 4 feet, 7-inches in lieu of 5 feet otherwise required for the R1-1 Zone.

16. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS. Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

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

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

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) No new street lighting shall be required on Killion Street and no relocation of existing street lights shall be required on Burbank Boulevard since no street widening will be required.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (1) Improve Burbank Boulevard adjoining the subdivision by landscaping of the 5-foot sidewalk easement area except the existing driveway area shall remain as is.
- (2) Construct necessary house connection sewers in Burbank Boulevard to serve the proposed parcel "A"; and in Killion Street to serve the proposed parcel "B"; all satisfactory to the City Engineer.

NOTES:

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

Any removal of the existing street trees shall require Board of Public Works approval.

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

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT**FINDINGS OF FACT (CEQA)**

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

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2019-135-PMLA-WDI the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for

future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Van Nuys-North Sherman Oaks Community Plan, which designates the site with a land use designation of Medium Residential for the [Q]R3 zoned portion of the site, and Low Residential for the R1 zoned portion of the site. The Project Site zoning is consistent with the corresponding zones for the respective land use designations noted above. The Qualified "Q" Condition for the [Q]R3-1 zoned portion of the site per Ordinance No. 167,939, limits the building height to 35 feet however the multi-family building was built in 1979, before the ordinance was established in 1992. The project site has approximately 27,500 gross square feet of lot area and is currently divided by a zone boundary. A maximum of 19-dwelling units was permitted prior to the 25-foot dedication that was accepted when the building was constructed in 1974 for the R3 zoned portion at 13,000 gross square feet and is legal non-conforming with respect to density. The one single family dwelling for the R1 zoned portion at 14,500 gross square feet, is consistent with the zoning and General Plan. As shown on the parcel map, the Project proposes to subdivide the project site into two lots, which are consistent with the permitted uses of each zone and has a legal non-conforming density for the existing 19-unit apartment building.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned [Q]R3-1 and R1-1, the [Q]R3-1 zone has a legal non-conforming density of 19 dwelling units on the approximately 13,000 gross square foot site and the R1 zone would permit one dwelling unit on the

approximately 14,500 gross square foot site. As the map is proposed for the current developed site with a 19-unit apartment building and one single family dwelling, it is consistent with the uses and density permitted by the zone at the time the structures were built.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended a 5-foot sidewalk easement along Burbank Boulevard and such easement to be improved as a landscaped parkway, except for where the existing driveways are located. The landscaped sidewalk easement was considered after further review by the Advisory Agency, instead of requiring a 5-foot dedication and 10-foot wide new concrete sidewalk, because of the existing steep slope of the site driveways. Additionally, after further review by the Fire Department (per LAFD stamped plan dated November 18, 2019), no fire department turnaround area will be required at the terminus of Killion Street or within the proposed single family lot on Parcel "B". As such, no street widening and no new street lighting will be required on Killion Street. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is a level, rectangular shaped lot, consisting of 27,500 gross square feet of lot area with an even width and depth of 100 feet and 275 feet respectively and is developed with a two-story, 19-unit apartment building with semi-subterranean parking on the [Q]R3-1 zoned portion of the lot fronting Burbank Boulevard, and developed with a one-story single-family dwelling and garage on the R1 zoned portion of the lot. No changes are proposed for the existing apartment building and single family dwelling.

The project site is located within an Airport Hazard Area with a 300 foot Height Limit Above Elevation 790, an Urban Agriculture Incentive Zone, a Liquefaction Area, and within 7.3 kilometers of the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas outside of a flood zone. 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).

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

Most of the properties along Burbank Boulevard in the immediate area have a land use designation of Medium Residential and are zoned [Q]R3-1 and developed with predominately two and three story multi-family buildings. A few properties have a land use designation of Low Medium Residential and are zoned [Q]RD1.5-1. Properties

beyond Burbank Boulevard to the north and south have a land use designation of Low Residential and are zoned R1-1 and developed with single family dwellings. The proposed lot split and existing apartment building and single family dwelling fit within the existing and permitted development pattern, density, and zoning for the area. As discussed, the existing 19-unit apartment building has a legal non-conforming density due to the 25-foot dedication that was accepted in 1970, during the time the building was constructed, when the R3 zoned portion of the lot was 15,500 gross square, and with the dedication, is now a 13,000 gross square foot lot for the subject subdivision request, which would otherwise permit a maximum of 16-units per the R3 zone for Parcel "A". Any new building would have to conform to the current zoning requirements.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety prior to the recordation of the map and issuance of any permits. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a three-story apartment building fronting Burbank Boulevard and a one-story single family dwelling that takes access from Killion Street to the south. There are no trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Burbank Boulevard and along Killion Street, which are public streets. The project site consists of a parcel identified as Fraction of Lot 365 (Arb 4) of Tract 1000 and is identified by the Assessor Parcel Map No. 2250-011-006. The Parcel Map identifies two easements/dedications as follows: (1) – A 25-foot dedication accepted on October 7,

19710 along Burbank Boulevard, and (2) – An “Easement and Memorandum of Agreement” recorded on October 29, 2010 as Instrument No. 20101555823.

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

As noted, the site is already developed with a three story apartment building on the north half of the site and a one-story single family dwelling in the south half of the site. The lot layout of the subdivision has already taken into consideration the maximizing of the north/south orientation.

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

ADJUSTMENT FINDINGS (Sections 17.53 J and 12.28 C,4)

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The request includes an adjustment for the proposed single family lot (Parcel “B”) of less than 10 percent for a reduced east side yard setback of 4 feet, 7 inches in lieu of 5 feet otherwise required and a reduced rear yard setback of 14 feet, one inch, in lieu of 15 feet otherwise required. The existing dwelling has small portions of the rear and east side yard that encroach into the setback. As the dwelling was built in 1951 (per Certificate of Occupancy), such setbacks are otherwise legal non-conforming and are minor encroachments that have existed with the existing perimeter fencing. Because of the above, strict adherence to the zoning regulation would be impractical, such as requiring the removal of portions of the dwelling. It is also the case, that most of the dwellings in the neighborhood were built around the same time (i.e. 1950’s) and have similar reduced side yard setbacks. Given the minor reduced rear and side yards for the existing dwelling, the project conforms with the intent of the setback regulations.

- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT’S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

A single family dwelling is permitted under the R1 zone and the subject dwelling is a permitted structure that has existed since 1951. No changes are proposed to the structure

except that the lot is proposed to be split in two, resulting in slightly reduced rear and side yard setback of 11 inches at the rear and 5 inches along the east side yard. The reduced side and rear yard will be compatible with other properties and will not adversely affect or degrade adjacent properties.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

The applicant is seeking to subdivide the existing lot into two parcels along the existing zone boundary, each consisting of permitted uses under the current zoning designations without any further requests for improvements. The existing single family dwelling is a permitted use consistent with R1 zone and land use designation of Low Residential. Likewise the existing apartment building is a permitted use consistent with R3 zone and land use designation of Medium Residential. As such, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable Community Plan.

These findings shall apply to both the Preliminary and final maps for Parcel Map No. 2019-135-PMLA-WDI.

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

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

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

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

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

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

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

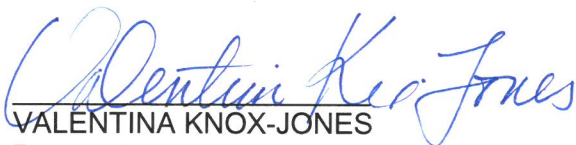
Appeal forms are available on-line at www.planning.lacity.org.

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Director of Planning


VALENTINA KNOX-JONES
Deputy Advisory Agency

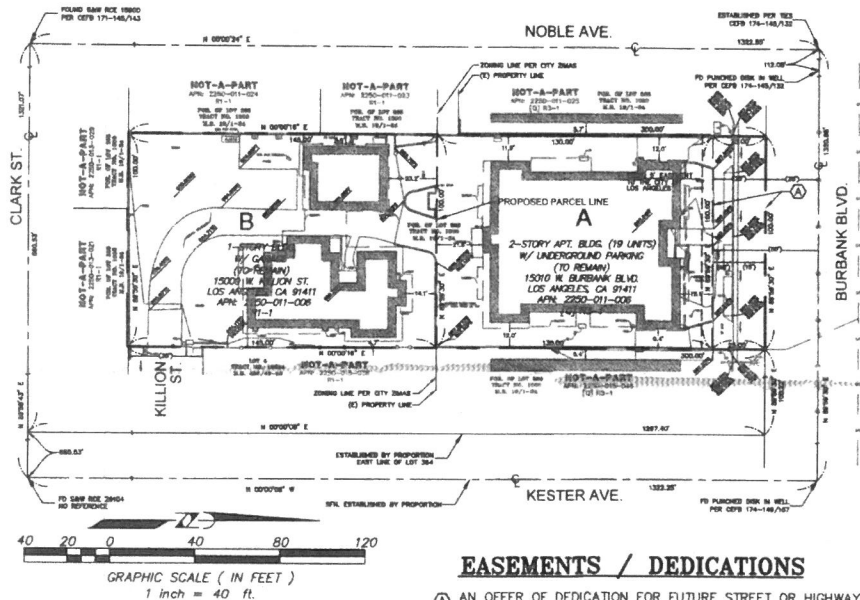
ML:VKJ:MK:mkc

PRELIMINARY PARCEL MAP

PORTION OF LOT 365 OF TRACT NO. 1000

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP ☒ PRELIMINARY MAP
DEC 5, 2019
☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY



GENERAL MAP NOTES:

- APPLICANT IS REQUESTING TO SUBDIVIDE EXISTING PARCEL DESCRIBED AS EAST 100 FEET OF THE WEST 230 FEET OF THE EAST ONE-HALF OF THE NORTH 300 FEET OF LOT 365 OF TRACT NO. 1000 INTO TWO (2) PARCELS AS SHOWN ON THIS MAP (PARCEL A AND PARCEL B). EXISTING MULTI-FAMILY APARTMENT AND SINGLE FAMILY RESIDENCE BUILDINGS TO REMAIN. NO BUILDING MODIFICATIONS ARE PROPOSED.
- APPLICANT IS REQUESTING HIGHWAY DEDICATION WAIVER ON KILLION STREET PER LAMC SECTION 12.37.1.2 (b1, b2, and b3).
- APPLICANT IS REQUESTING FROM ZONING ADMINISTRATOR TO GRANT AN ADJUSTMENT TO MAINTAIN EXISTING SIDE AND REAR SETBACK DIMENSIONS, AS SHOWN ON MAP, PER LAMC SECTION 12.28.
- PROJECT SITE ADDRESSES:
PARCEL A: 15010 W. BURBANK BLVD. LOS ANGELES, CA 91411
PARCEL B: 15009 W. KILLION ST. LOS ANGELES, CA 91411
- PROPOSED ZONING TO REMAIN. EXISTING ZONING FOR MULTI-FAMILY RESIDENCE IS [Q] R3-1. EXISTING ZONING FOR SINGLE-FAMILY RESIDENCE IS R1-1. EXISTING SETBACKS TO REMAIN AS SHOWN ON MAP. EXISTING LAND USE TO REMAIN. NO MODIFICATIONS.
- THERE ARE NO PROTECTED TREE SPECIES ON THE LOT.
- ALL PUBLIC UTILITIES CONNECTIONS SERVING THE EXISTING MULTI-FAMILY BUILDING (15010 BURBANK) ARE ENTERING FROM BURBANK BLVD. AND PUBLIC UTILITIES CONNECTIONS SERVING THE EXISTING SINGLE-FAMILY RESIDENCE (15009 KILLION) ARE ENTERING FROM KILLION ST., EXCEPT A SANITARY SEWER HOUSE LATERAL. SINGLE-FAMILY RESIDENCE IS SERVED BY A SEPTIC TANK.
- ADJACENT LAND USE: [Q] R3-1 AND R1-1 (WEST), [Q] R3-1 AND R1-1 (EAST), R1-1 (SOUTH)
- MULTI-FAMILY BUILDING DRAINS TO BURBANK BOULEVARD AND SINGLE-FAMILY RESIDENCE DRAINS TOWARDS KILLION STREET.
- COMMUNITY PLAN AREA: VAN NUYS - NORTH SHERMAN OAKS
- AREA PLANNING COMMISSION: SOUTH VALLEY
- NEIGHBORHOOD COUNCIL: SHERMAN OAKS
- COUNCIL DISTRICT: CD 4 - DAVID E. RYU
- GENERAL PLAN LAND USE: LOW RESIDENTIAL / MEDIUM RESIDENTIAL
- SPECIFIC PLAN AREA: NONE
- ADAPTIVE REUSE INCENTIVE AREA: NONE
- NO OTHER HAZARDOUS CONDITIONS EXIST ON SITE, EXCEPT LIQUEFACTION AS DEPICTED ON ZIMAS REPORT.
- NO NEW CONSTRUCTION IS PROPOSED. EXISTING BUILDINGS TO REMAIN.

LEGEND & SYMBOLS:

(TYP)	TYPICAL
APN	ASSESSOR'S PARCEL NUMBER
BFD	BACK FLOW DEVICE
BW	BLOCK WALL
CEFB	CITY ENGINEER'S FIELD BOOK
D/W	DRIVEWAY
DI	DRAIN INLET
DECK	DECK
(E)	EXISTING
EG	EDGE OF GUTTER
FF	FINISH FLOOR
FL	FLOW LINE
FND.	FOUND
FS	FINISH SURFACE
GM	GAS METER
GTM	GAS MOTOR
LT&T	LEAD, TACK & TAG
M.B.	MAP BOOK
N.	NORTH
NE.	NORTHEAST
NG	NATURAL GROUND
NW.	NORTHWEST
OH	OVERHANG
P.L.	PROPERTY LINE
POR.	PORTION
PP	POWERPOLE
PVCF	PVC FENCE
RCE	REGISTERED CIVIL ENGINEER
S.	SOUTH
S&W	SPIKE AND WASHER
SE.	SOUTHEAST
SL	STREET LIGHT
SLP	STREET LIGHT PULLBOX
SW.	SOUTHWEST
TC	TOP OF CURB
TOW	TOP OF WALL
TP	TOP OF PLANTER
TSP	TRAFFIC SIGNAL PULLBOX
TV	TELEPHONE VAULT
TW	TREE WELL
W.	WEST
WF	WOOD FENCE
WM	WATER METER
WS	WATER SERVICE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 100 FEET OF THE WEST 230 FEET OF THE EAST ONE-HALF OF THE NORTH 300 FEET OF LOT 365 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2250-011-006

BENCH MARK:

BENCH MARK NO.: 07-22221

DESCRIPTION: SPIKE N. CURB BURBANK BLVD. AT BCR E/O NOBEL AVE., E. END CB

ELEVATION: 688.288 (FEET)

BASIS OF BEARINGS

THE BEARING OF N 89°59'30" E ALONG THE CENTERLINE OF BURBANK BOULEVARD PER TRACT NO. 18334, BOOK 458, PAGES 49-50 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:

TRACT NO. 1000 M.B. 19/ 1-34
TRACT NO. 18334 M.B. 458/ 49-50

TITLE REPORT:

TITLE REPORT PROVIDED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NUMBER: NCS-896895-LA2
DATED: MARCH 19, 2018

EASEMENTS / DEDICATIONS

- AN OFFER OF DEDICATION FOR FUTURE STREET OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 07, 1970 AS INSTRUMENT NO. 1856 OF OFFICIAL RECORDS.

TO: CITY OF LOS ANGELES,
WHICH CITY HAS ACCEPTED ON OCTOBER 07, 1970.

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MEMORANDUM OF AGREEMENT" RECORDED OCTOBER 29, 2010 AS INSTRUMENT NO. 20101555823 OF OFFICIAL RECORDS.

NOTE: NOT PLOTTABLE

AREAS:

EXISTING: 27,500 GSF
PROPOSED PARCEL A: 13,000 GSF
PROPOSED PARCEL B: 14,500 GSF

EXISTING ZONING:

EXISTING: [Q] R3-1 & R1-1
PROPOSED PARCEL A: [Q] R3-1
PROPOSED PARCEL B: R1-1

OWNERS AND ADDRESSES:

PARCEL A & B: CAPITAL FORESIGHT
SAIDOFF REAL ESTATE HOLDINGS
2980 BEVERLY GLEN CIRCLE, SUITE 300
BEL AIR, CA 90077
TEL: (310) 696-0730
FAX: (310) 696-0733

SURVEYOR'S NOTE:

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107, SAN CLEMENTE, CA 92672
(949) 248-4685
DATE: 2/27/2018
SIGNED BY: DANIEL S. COOK L.S. NO. 4964

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:



VICTOR SALAZAR
R.C.E. NO. C57604
DATE 12/05/2019

LDC

LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services

8000 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
Ph. (626) 578-7000 Fax: (626) 578-7373

PRELIMINARY PARCEL MAP FOR
15010 W. BURBANK BLVD. & 15009 W. KILLION ST.
IN THE CITY OF LOS ANGELES OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SUBDIVIDER

CAPITAL FORESIGHT

2980 BEVERLY GLEN CIRCLE, SUITE 300
BEL AIR, CA 90077, Phone: (310) 696-0730

DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 12010-812
FB	DECEMBER 5, 2019	AS SHOWN	VS	SHEET 1 OF 1