

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

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CALIFORNIA



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May 25, 2018

Armen Karamanukyan (O) (A)
1820 N Normandie Ave unit 4
Los Angeles CA 90027

Case: AA-2011-1236-PMLA-M1
Council District No.: 2
Zone: (Q) R1-1, RE11-1
Site Address: 6724 N Allott Ave & 6717 N
Sunnyslope Ave.
Van Nuys- North Sherman Oaks
Legal Description 12, Tract No 12864

EXTENSION OF TIME

On March 29, 2013 the Deputy Advisory Agency conditionally approved AA-2011-1236-PMLA-M1. Therefore, in accordance with the provisions of Section 6645.6 (e), Article 2 Chapter 3 of the California Government Code, and Section 17.07 A.1 and 17.56 A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency granted a 6 year extension from the decision date for the recording of the final map for AA-2011-1236-PMLA-M1.

Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and has not expired on or before July 11, 2013.

Therefore, the new expiration date for the subject map is March 28, 2024 and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Sarah Housnell
Deputy Advisory Agency

VPB:SH:AMV:DB

cc: Councilmember Paul Krekorian

NOTE: IF THERE IS A RELATED CASE WITH
YOUR TRACT/ PARCEL, THIS EXTENSION
WILL NOT EXTEND THE RELATED CASE
APPROVAL.

CITY OF LOS ANGELES
CALIFORNIA

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CITY PLANNING
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INFORMATION
<http://planning.lacity.org>

Decision Date: June 19, 2015

Appeal End Date: July 6, 2015

Robert Saribekyan (O)
6724 N. Allott Avenue
Van Nuys, CA 91401

Jag Narayan (R)
15911 Bassett Street
Van Nuys, CA 91406

RE: Case No.: AA-2011-1236-PMLA
Related Case: CPC-2014-1750-GPA-ZA
6724 North Allott Avenue &
6717 Sunnyslope Avenue
C.D. : 2
CEQA: ENV-2011-1237-MND and
ENV-2014-1751-MND

Modification/Revised Map

On March 29, 2013, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Parcel Map No. AA-2011-1236-PMLA, located at 6724 North Allott Avenue and 6717 Sunnyslope Avenue for a maximum two-parcel single-family development as shown on map stamped-dated April 16, 2012.

On May 22, 2013, the Advisory Agency issued a Letter of Correction to include a condition to the Bureau of Engineering Condition No.1 in order to maintain vehicle turning safety on Allott Avenue, and require a partial elbow right-of-way area at the intersection with Archwood Street per Bureau of Engineering Standards.

On May 16, 2014, the Advisory Agency received a modification request to amend the originally approved map layout stamp dated April 16, 2012 to add one additional parcel fronting Allott Avenue to be parcels "B" and "C".

On, March 4, 2015, the Los Angeles City Council adopted Ordinance No. 183,476 for a General Plan Amendment from Very Low Residential Land Use designation to the Low Residential Land Use designation in the Van Nuys – North Sherman Oaks Community Plan over a portion of the property that will be future parcels "B" and "C"; and approved a Zone Change from R1-1 to (T)(Q) R1-1 over said portion that will be future parcels "B" and "C" (See CPC-2014-1750-ZC).

After a thorough review of the request, the recommendations of the Subdivision Committee, it was the determination of the Advisory Agency to **grant the parcel map modification request, and modify conditions of approval as follows:**

Modify Approval Clause to read:

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the **City Council adopted ENV-2014-1751-MND as the Environmental Clearance and also the Advisory Agency adopted ENV-2011-1237-MND as the Environmental Clearance and approved a modification of Parcel Map AA-2011-1236-PMLA for a maximum three-parcel, single-family development**, as shown on map stamp dated April 14, 2015, and subject to the following conditions. The unit density is based on the RE11-1 and (T)(Q)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 shall legally interpret the Zoning Code as it applies to this particular property.

Modify Department of Building and Safety-Zoning Division Condition No. 4 to read:

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213) 482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code (LAMC) required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

4. 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 Proposed Parcel A.~~
 - b. Obtain permits for the demolition or removal of all existing structures on the Proposed Parcel B if applicable. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - c. ~~Obtain a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the final grading permit to show completion of the work.~~
 - d. Show all street dedication(s) as required by Bureau of Engineering and amended by the Advisory Agency, and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication(s).
 - e. ~~Parking is required for the existing structures to remain. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.~~

Notes: Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

Modify Department of Recreation and Parks Condition No. 13 to read:

Park fees are now paid at P.O. Box 86328. Los Angeles, CA 90086-0328.

13. That the Quimby fee be based on the RE11-1 Zone and R1-1. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished over the proposed Parcel A fronting Allott Avenue and Zoned RE11-1 and R1-1, the required Recreation and Park fees for said Parcel A will be paid.

Modify Department of City Planning – Env. Mitigation Measures Condition No. 14 to read:

14. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770 in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No. 15 (g – l) of the Parcel Maps approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.

Modify Department of City Planning – Site Specific Condition No. 15 to read:

Approvals conducted at 6262 Van Nuys Boulevard, Room 251, unless otherwise indicated.

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. **Use.** Limit the proposed development to a maximum of three lots.
 - b. **Parking.** That a minimum of two parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front

yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.

- d. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. **Energy Conservation.** 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. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- g. **Liquefaction Area.** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval..

The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

- h. **Noise (Demolition, Grading, and Construction Activities)**
 - (1) The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - (2) Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
 - (3) Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - (4) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

i. **Green House Gas Emissions.**

- (1) Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- (2) Only low – and non – VOC – containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

j. **Public Services (Construction Activity Near Schools)**

- (1) The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- (2) There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- (3) Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- (4) The developer and contractors shall maintain ongoing contact with administrator of Kittridge Elementary school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the schools be maintained.

k. **Air Pollution (Demolition, Grading, and Construction Activities).**

- (1) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
- (2) The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- (3) All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- (4) All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- (5) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

- (6) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- (7) All construction equipment including vehicles and trucks having no current hauling activity shall not idle but be turned off.

I. **Explosion/Release (Existing Toxic/Hazardous Construction Materials).**

- (1) **Asbestos.** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If (ACM) are present in the building, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- (2) **Lead Paint.** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

- M. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Modify Findings of Fact (CEQA) to read:

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV- 2011-1237-MND on August 15, 2012 and the City Council adopted ENV-2014-1751-MND on March 4, 2015. The proposed modification to AA-2011-1236-PMLA will not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance when the Committee found that potential negative impact could occur from the project's implementation due to:

Liquefaction Area
Green House Gas Emissions
Noise (demolition, grading, construction activities)
Public Services: schools (school affected by construction activity)
Recreation (parks and recreation)
Air Pollution (Demolition, Grading, and Construction Activities)
Explosion/Release (Existing Toxic/Hazardous Construction Materials)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2011-1237-MND as well as the City Council adopting ENV-2014-1751-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Conditions embedded in the parcel map approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

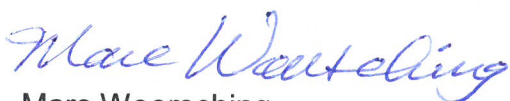
The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with structures and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

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 14 (g – I).

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

Note: ALL other conditions of approval including any existing Letter of Corrections shall apply and remain unchanged.

MICHAEL J. LOGRANDE
Director of Planning



Marc Woersching
Deputy Advisory Agency

MJL:MW:NR:mkc

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CITY OF LOS ANGELES
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ANTONIO R. VILLARAIGOSA
MAYOR

May 22, 2013

Robert Saribekyan (O/S)
7945 North Allott Avenue
Van Nuys, CA 91402

Approved Plans, Inc.
Oscar Ensafi
6321 Van Nuys Boulevard
Van Nuys, CA 9140

Bureau of Engineering

CASE NO's. AA-2011-1236-PMLA
6724 North Allott Avenue &
6717 North Sunnyslope Avenue
Van Nuys – North Sherman Oaks Plan Area
Zone : RE11-1, R1-1
D.M. : 180-B-157
C.D. : 2
CEQA : ENV-2011-1237-MND
Legal Description: Lot, FT 12; Tract 12864

LETTER OF CORRECTION

On March 29, 2013, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted ENV-2011-1237-MND and approved Parcel Map AA-2011-1236-PMLA for a maximum two-parcel, single-family development .


On March 29, 2013, a request was made from the Bureau of Engineering to require dedication of some land as part of the Parcel Map approval along Allott Avenue. The dedication is necessary for safety reasons as without the dedication, vehicles making a left turn from the corner of Allott Avenue onto Archwood Street will not have enough space to make the turn within the required speed and to allow sufficient side view angle to reduce the potential for an accident. The action of the Advisory Agency did not include the dedication for the elbow as part of the Bureau of Engineering conditions.

At this time the Deputy Advisory Agency finds that in order to maintain vehicle turning safety on Allott Avenue, that dedication shall be required in order that at some time in the future when improvements are made, this elbow be completed. Therefore, the decision letter of March 29, 2013 shall be corrected to include the following condition as part of the Bureau of Engineering:

- 1.1 *That a sufficient strip of land be dedicated along Allott Avenue adjoining the subdivision for partial elbow right-of-way area at the intersection with Archwood Street per Bureau of engineering Standards.*

All other conditions remain the same.

MICHAEL J. LOGRANDE
Director of Planning



JIM TOKUNAGA
Deputy Advisory Agency

MJL:JT:

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Decision Date: March 29, 2013

Robert Saribekyan (O/S)
7945 North Allott Avenue
Van Nuys, CA 91402

Approved Plans, Inc.
Oscar Ensafi
6321 Van Nuys Boulevard
Van Nuys, CA 91401

Case No. AA-2011-1236-PMLA
Related Case: None
6724 North Allott Avenue &
6717 North Sunnyslope Avenue
Van Nuys – North Sherman Oaks Plan Area
Zone : RE11-1 & R1-1
D.M. : 180-B-157
C.D. : 2
CEQA: ENV-2011-1237-MND
Legal Description: Lot, FT 12; Tract 12864

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **adopted ENV-2011-1237-MND as the Environmental Clearance and approved Parcel Map AA-2011-1236-PMLA for a maximum two-parcel, single-family development**, as shown on map stamp dated April 16, 2012, and subject to the following conditions. The unit density is based on the RE11-1 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 shall legally interpret the Zoning Code as it applies to this particular property.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

Bureau of Engineering

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

1. That the following improvements be either constructed prior to recordation of the final map, or that the construction be suitably guaranteed: Improve Sunnyslope Avenue being adjoining the subdivision by the construction of the following:
 - a. A five (5)-foot concrete sidewalk adjacent to the property line in a 12-foot border and standard driveway construction.
 - b. Construct the necessary house connections to serve each parcel and evaluate the efficiency to the existing house connections.
2. Install street lighting facilities to serve the Parcel as required by the Bureau of Street Lighting.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

Department of Building and Safety-Grading Division

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 Inter-Departmental Letter dated September 13, 2011, Log No. 74768 and attached to the case file for Preliminary Parcel Map No. AA-2011-1236-PMLA for proposed Parcel A and B.

Department of Building and Safety-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213) 482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code (LAMC) required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

4. 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 Proposed Parcel A.
 - b. Obtain permits for the demolition or removal of all existing structures on the Proposed Parcel B if applicable. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - c. Obtain a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the final grading permit to show completion of the work.
 - d. Show all street dedication(s) as required by Bureau of Engineering and amended by the Advisory Agency, and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication(s).
 - e. Parking is required for the existing structures to remain. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.

Notes: Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

Department of Transportation

Transportation approvals are conducted at 6262 Van Nuys Boulevard, 3rd Floor, Room 320. Please contact DOT at (818) 374-4699 for any questions regarding the following.

7. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and Los Angeles Municipal Code (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.
8. A parking area and driveway plan 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 201 N. Figueroa Street, Suite 400, Station 3. For an appointment, call (213) 482-7024.

Fire Department

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. 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 (213) 482-6502. You should advise any consultant representing you of this requirement as well.

9. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. 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.
 - 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. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - g. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - h. Hydrants and sprinklers may be required after review of plot plans.
 - i. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

- j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Department of Water and Power

Department of Water and Power 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) 367-1235.

10. 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 after the final parcel map is received.

Bureau of Street Lighting

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200, (213) 847-1341. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 4. Contact (213) 847-1547 for information regarding the street lighting design/plan.

11. 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.
12. Construct a new street light: one (1) on Sunnyslope Avenue.

Department of Recreation and Parks

Park fees are paid at 221 N. Figueroa St., 1st floor. Los Angeles, CA 90012.

13. That the Quimby fee be based on the RE11-1 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished over the proposed Parcel A fronting Allott Avenue and Zoned R1-1, the required Recreation and Park fees for said Parcel A will be paid.

Department of City Planning – Environmental Mitigation Measures

- 14. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770 in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No. 15 (g – j) of the Parcel Maps approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.

Department of City Planning – Site Specific Conditions

Approvals conducted at 6262 Van Nuys Boulevard, Room 251, unless otherwise indicated.

- 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. **Use.** Limit the proposed development to a maximum of two lots.
 - b. **Parking.** That a minimum of two parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - d. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. **Energy Conservation.** 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. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
 - g. **Liquefaction Area.** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and

Safety, for review and approval.. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

h. Noise (Demolition, Grading, and Construction Activities)

- (1) The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- (2) Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- (3) Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- (4) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

i. Green House Gas Emissions.

- (1) Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- (2) Only low – and non – VOC – containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

j. Public Services (Construction Activity Near Schools)

- (1) The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- (2) There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- (3) Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

- (4) The developer and contractors shall maintain ongoing contact with administrator of Kittridge Elementary school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the schools be maintained.
- k. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV 2011-1237-MND on August 15, 2012. The proposed AA-2011-1236-PMLA will not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance when the Committee found that potential negative impact could occur from the project's implementation due to:

- Liquefaction Area
- Green House Gas Emissions
- Noise (demolition, grading, construction activities)
- Public Services: schools (school affected by construction activity)
- Recreation (parks and recreation)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2011-1237-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Conditions embedded in the parcel map approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are

concerned. Furthermore, the project site, as well as the surrounding area is presently developed with structures and does not provide a natural habitat for either fish or wildlife. In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158)

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 15 (g – j).

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2011-1236-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Los Angeles Municipal Code (LAMC) as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project is located in the Van Nuys – North Sherman Oaks Community Plan and has a Land Use Designation of Very Low Residential with corresponding Zones of RE20, RA, RE15, and RE11. The proposed Parcel A is in the Very Low Residential Land Use Designation with the corresponding Zone RE-11-1 making it consistent with the Van Nuys – North Sherman Oaks Community Plan. The proposed Parcel B is also in the same Very Low Residential Land Use Designation with a corresponding Zone of R1-1 making it consistent with the Van Nuys – North Sherman Oaks Community Plan. Therefore, the proposed map as submitted is consistent with the applicable General Plan

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The existing site is a level rectangular shaped lot that is to be subdivided into two rectangular lots making it consistent with the existing lot cut design found in the surrounding area. The lot is not located in a slope stability study area, high erosion hazard

area, or a fault-rupture study zone. The subject site is not located in any Specific Plan area. The new design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

Allott Avenue

In an attempt to preserve the existing rural curb appeal, charm and character of Allott Avenue, no public street improvements is necessary. Adding a concrete curb, gutter and concrete sidewalk would jeopardize this existing rural character of Allott Avenue. Furthermore, Allott Avenue does not have any cement casement street lights. Wooden utilitarian lighting poles exist only on the easterly side of Allott Avenue. Adding a cement casement pole would erode the rural curb appeal of this unique street. For the reasons noted above, no street lighting is required for Allott Avenue.

Sunnyslope Avenue

The street currently has an existing concrete curb and gutter without a concrete sidewalk. The dirt sidewalk fronting the property is unkempt with overgrown vegetation. Adding a concrete sidewalk would enhance the visual element of the street and complement the existing sidewalk located along the easterly side of Sunnyslope Avenue. Furthermore, Sunnyslope Avenue is a suburban street with only existing utilitarian street lighting located along the easterly side of Sunnyslope Avenue. Therefore, providing one (1) new street light as proposed by the Bureau of Street Services, Street Lighting Division will improve visibility to promote the safety to pedestrians and vehicles at night.

Any changes to the above shall be made in consultation with the Council Office and the respective departments.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

Furthermore, the project site, as well as the surrounding area is developed with a dwelling structure and does not provide a natural habitat for either fish or wildlife.

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158).

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).

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 847-2775.

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 South Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on **April 15, 2013** at one of the City Planning Department Public Counters, 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

*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 the date of approval, unless an extension of time has been requested in person before 5:00 p.m. **April 15, 2016**.

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

MICHAEL J. LOGRANDE
Director of Planning



JIM TOKUNAGA
Deputy Advisory Agency

MJL:JT:JC:NR:mkc

cc: Bureau of Engineering - 4	Dept. of Building & Safety, Zoning & 2 Maps
Valley	Department of Building & Safety, Grading
Planning Office & 1 Map	Department of Fire
D.M. 183 B 113	Department of Recreation & Parks & 1 Map
Bureau of Street Lighting	Department of Transportation, CPC Section
Street Tree Division & 1 Map	Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

MODIFIED PRELIMINARY PARCEL MAP LA NO. 2011-1236

FOR SUBDIVISION PURPOSES
 BEING A SUBDIVISION OF FR 12 OF TR 12864
 AS PER MAP RECORDED IN BOOK 267 PAGES 9 AND 10 INCLUSIVE OF MAPS,
 IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TENTATIVE MAP
 APR 14 2015
 REVISED MAP FINAL MAP UNIT
 TIME EXTENSION
 DEPUTY ADVISORY AGENCY
 DIVISION OF LAND
 FILING FEE: _____

OWNER/SUBDIVIDER
 ROBERT SARIBEKYAN
 6724 N. ALLOTT AVENUE
 VAN NUYS, CA 91401
 PH: (303) 900-0000

REPRESENTATIVE
 JAG NARAYAN
 15911 BASSETT STREET
 VAN NUYS, CA 91406
 PH/FAX: (818) 781-1669
 EMAIL: jag.narayan@yahoo.com

SITE ADDRESS:
 6724 N. ALLOTT AVE. AND
 6717 N. SUNNYSLOPE AVE.
 VAN NUYS, CA 91401

SCALE : 1"=40'

INDICATES THE BORDER OF
 THE LAND BEING SUBDIVIDED

MODIFIED DATE: 04-02-2014

TREE LEGEND:

- ① 24" BIRCH TREE
- ② 4"-6" ITALIAN CYPRESS
- ③ 14" ASH TREE
- ④ 12" PINE TREE
- ⑤ 10" FIGUS TREE
- ⑥ 10" PALM TREES

ALL TREES TO REMAIN

NOTES:

1. **PROPOSED PROJECT:**
 SUBDIVIDE EXISTING ONE LOT INTO THREE SINGLE FAMILY RESIDENTIAL PARCELS BY FILING THIS MODIFIED PMLA NO. 2011-1236 WITH CONCURRENT FILING OF GENERAL PLAN AMENDMENT REQUEST TO CHANGE THE EXISTING LAND USE FROM "VERY LOW RESIDENTIAL" TO "LOW RESIDENTIAL" WITHIN THE EXISTING ZONE OF R1-1, COVERED BY PROPOSED PARCELS B AND C.
2. **ZONING:**
 EXISTING: RE11-1 AND R1-1. A "VERY LOW RESIDENTIAL" LAND USE.
 PROPOSED: CHANGE R1-1 PORTION COVERED BY PROPOSED PARCELS B AND C TO "LOW RESIDENTIAL" LAND USE.
3. **TOPOGRAPHY AND GENERAL CONDITIONS:**
 THE SITE IS ON TWO LEVELS AND IS NOT IN A HILLSIDE GRADING, LANDSLIDE OR KNOWN TO BE IN ANY HAZARDOUS AREA, HOWEVER, IT IS IN A LIQUEFACTION AREA. SOILS REPORT WAS FILED WITH B & S GRADING WITH THE MAIN CASE. THE AGENCY REPORT WAS ISSUED SEPTEMBER 13, 2011, LOG NO. 74768. ALL DRAINAGE WILL BE BY SURFACE METHODS DIRECTED TOWARD PUBLIC STREETS.
4. **EXISTING IMPROVEMENTS:**
 ALL EXISTING IMPROVEMENTS ARE TO REMAIN, EXCEPT WHERE NOTED.
5. **UTILITIES:**
 SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE. TRASH COLLECTION WILL BE LIKE ANY OTHER SINGLE FAMILY RESIDENTIAL SUBDIVISION.
6. **TREES:**
 THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE. ALL OTHER TREES AS SHOWN HERE-ON ARE TO REMAIN. A TREE REPORT WAS FILED WITH THE MAIN CASE.
7. **GENERAL DATA:**
 THOMAS GUIDE LOCATION: PAGE 532, C6.
 DISTRICT MAP NO.: 180 B 157.
 CENSES TRACT NO.: 1235, 10.
 COUNCIL DISTRICT NO.: CD2.
 ASSESSOR'S PARCEL NO: 2329-010-035.
 COMMUNITY PLAN AREA: VAN NUYS - NORTH SHERMAN OAKS
 GENERAL PLAN LAND USE: VERY LOW RESIDENTIAL.
8. **SITE AREA:**
 NET (DOT BORDER) = 33, 159.80 SQ. FT. (0.7612 AC).
 GROSS (TO ST. CENTERLINE) = 39,333.16 SQ. FT. (0.9030 AC).
 PARCEL A NET = 21,136.80 SQ. FT. (0.4852 AC).
 PARCEL B NET = 6,011.50 SQ. FT. (0.1380 AC).
 PARCEL C NET = 6,011.50 SQ. FT. (0.1380 AC).

