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**Decision Date:** October 31, 2019

**Applicant/Owner**

MAK Enterprises, LLC  
Mohd R. Hurani  
5400 Van Nuys Boulevard  
Sherman Oaks, CA 91401

**Representative**

Samuel Kapukckyan  
Eios, Inc.  
13437 Ventura Boulevard #205  
Sherman Oaks, CA 91423

**Case No.** AA-2017-4899-PMLA

**CEQA:** ENV-2017-4900-CE

**Location:** 5002-5004 N. Cahuenga Boulevard

**Council District:** 4- Ryu

**Neighborhood Council:** Greater Toluca Lake

**Community Plan Area:** North Hollywood-Valley Village

**Land Use Designation:** Low Medium II Residential

**Zone:** RD1.5-1

**Legal Description:** Lot: 41; Tract: 6152

**Last Day to File an Appeal:** November 15, 2019

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Parcel Map No. 2017-4899-PMLA composed of one lot, located at 5002 & 5004 N. Cahuenga Boulevard for a maximum of **four (4) residential condominium units**, as shown on revised map stamp-dated September 13, 2019. This unit density is based on the RD1.5-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. 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. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency'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 200, or by calling (213) 202-3481.*

1. That a 3-foot wide strip of land be dedicated along Addison Street adjoining the subdivision to complete a 33-foot wide half right-of-way dedication in accordance with Collector Street Standards of LA Mobility Plan.
2. That a 3-foot wide strip of land be dedicated along Cahuenga Boulevard adjoining the subdivision to complete a 43-foot wide half right-of-way dedication in accordance with Avenue II Standards of LA Mobility Plan; including a 20-foot radius property line return or a 15-foot by 15-foot cut corner be dedicated adjoining the subdivision at intersection Addison Street. In addition, a 5-foot wide public sidewalk easement be provided adjoining the street dedication stated above to complete a 15-foot sidewalk border in accordance with Avenue II Standards of LA Mobility Plan.
3. 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, 12<sup>th</sup> 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.*

4. 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 Geology and Soils Report Approval dated May 4, 2018, Log No. 102834-01 and attached to the case file.

**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.*

5. 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. Specify on the map the proposed uses and the number of condominium units of the project.
  - b. Provide a copy of affidavit AFF-91-851806-TT. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
  - c. 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 dedication. Front and side yard requirements shall be required to

comply with current code as measured from new property lines after dedication(s).  
Notes: This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A 4.(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

#### **DEPARTMENT OF TRANSPORTATION**

*If you have any questions, you may contact [taghi.gharagozli@lacity.org](mailto:taghi.gharagozli@lacity.org) or 818-374-4699.*

6. 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, to the satisfaction of DOT.
  - b. A two-way driveway width of W=28 feet is required for residential sites between 5 and 25 parking spaces.
  - c. Two parking spaces along the east side of the lot shall have a driveway width of W=16.
  - d. 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 Boulevard, Room 320, Van Nuys, CA 91401.
  - e. That 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:

#### **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.*

7. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation

- of Tract Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - d. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
  - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - f. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
  - g. Entrance to the main lobby shall be located off the address side of the building.
  - h. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
  - i. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - j. Site plans shall include all overhead utility lines adjacent to the site.
  - k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
  - l. During demolition, the Fire Department access will remain clear and unobstructed.

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

- 8. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated *Month Day, Year*, attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Toluca Lake Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950 or (213)580-2900, and the principals or designees of Toluca Lake Elementary School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

**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. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated June 13, 2018. 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](mailto: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) 202-2657 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.

**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](http://planning.lacity.org).*

14. 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 four (4) condominium units
- b. Provide a minimum of two (2) off-street parking spaces per dwelling unit.
- c. Note to City Zoning Engineer and Plan Check. The Advisory Agency granted a reduced lot width of 46 feet after required dedication in lieu of 50 feet.
- d. A minimum three (3) 24-inch box shade trees shall be planted on site to replace those removed prior to construction.
- e. Adjust the two parking spaces proposed in the rear yard setback further south, to provide additional usable landscaping along the northeast corner of the site.
- f. 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 to the north and east, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. 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.

15. 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.

## **DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS**

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
  - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  - 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount

of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear 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) Install street lighting facilities to serve the tract as required by the Bureau of Street

## Lighting.

- (1) Construct new street lights: one (1) on Cahuenga Boulevard and one (1) on Addison Street.

## 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-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (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 Addison Street being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of an 8-foot wide concrete sidewalk and landscaping of parkway, including any necessary removal and reconstruction of existing improvements.
  - (2) Improve Cahuenga Boulevard being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a 10-foot wide concrete sidewalk and landscaping of parkway, including any necessary removal and reconstruction of existing improvements.
  - (3) Improve newly dedicated corner cut with concrete sidewalk and reconstruction of the existing curb ramp.

## 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 (CEQA)**

The project is categorically exempt from the provision of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, Section 15315, Class 15, Categorical Exemption No. ENV-2017-4900-CE was issued for the project as a minor land division.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Parcel Map No. 2017-4899-PMLA-CN 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 North Hollywood-Valley Village Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD2 and RD1.5 Zone as the corresponding zones. The Project Site is zoned RD1.5-1, which is consistent with the land use designation. The project site has approximately 6,269 net square feet of lot area (0.14 net acres) after required dedication, which would permit a maximum of four (4) dwelling units.

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 RD1.5-1, the site would permit a maximum of four dwellings on the approximately 6,269 square-foot site. As the map is proposed for a 4-unit condominium subdivision, it is consistent with the density permitted by the zone.

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 dedication and/or improvements to the public right-of-way along Cahuenga Boulevard and Addison Street, consistent with the standards of the Mobility Element. The Advisory Agency approved a landscaped parkway along Addison Street to maintain the existing neighborhood character. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended two new street lights, one on each frontage. 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 subject site is a level, regular shaped lot corner lot, consisting of 6,882 gross square feet of lot area prior to required dedication. The site is located within the North Hollywood-Valley Village Community Plan area, with a land use designation of Low Medium II Residential and is zoned RD1.5-1. The RD1.5 Zone would permit a maximum of one-lot with maximum four by-right units or four (4) small lots.

The site is located the northeast corner of Cahuenga Boulevard and Addison Street. The project site is located within the 2.82 kilometers (0.17 miles) from 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, liquefaction, methane, or tsunami inundation zone. The site is located within an area of liquefaction and will be required to comply with all

applicable regulations as it pertains to development within this area. The site is not identified as having hazardous waste or past remediation. 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) as the site is outside the flood zone. The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081). 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.

The properties to the north, south and west have a land use designation of Low Medium II Residential and are zoned RD1.5-1. The site to the north is developed with a three-story 14-unit condominium. The properties to the west are development with two-story apartment building consisting of 3- and 6-units. The property to the southeast is a two-story 5-unit apartment building and the vacant undeveloped property to the south across Addison Street is owned by the City of Los Angeles. Properties to the east and southeast are development with one-story single-family in the R1-1 Zone fronting Auckland Avenue. The project site, which is comprised of one parcel, consists of approximately 6,269 net square feet of land and is under construction for a 4-unit three-story apartment building with eight parking spaces. As proposed, the density and height is consistent with the zone and land use designation. The parcel map has been approved by the Department of Building and Safety, Grading Division in a Soils Approval Letter dated May 4, 2018. As conditioned the proposed parcel 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 under construction for a 4-unit apartment building. There are no trees on the project site and only one remaining in the public right-of-way adjacent to the project site. There were two large trees on site and three street trees along Addison Street. 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.

There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

**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.

Pursuant to LAMC Sections 17.03.A. and 12.28.C.4 the applicant is seeking Zoning Administrator's Adjustments to allow reduced lot widths of 46 feet in lieu of the required 50 feet in the RD1.5 Zone after required dedication along Addison Street for proposed subdivision of land. The purpose of the subdivision is to allow for the 4-unit apartment building currently under construction to be for-sale condominiums. The site is located on the northeast corner of Cahuenga Boulevard and Addison Street. The minimum requirement for lot area under LAMC Section 12.09.1. B.4. is a 50-foot lot width, 5,000 square-foot lot area, and 1,500 square feet of lot are per dwelling unit. The lot meets the minimum requirements for the lot area and maximum by-right density for dwelling unit per lot area. However, the site has a width fronting Cahuenga Boulevard of 49.13 feet prior to dedication, which is already substandard. After the required 3-foot dedication on both frontages the lot width will further reduce to 46.13 feet allowing for an 8-foot wide concrete sidewalk and landscaped parkway adjacent to the site.

The proposed 46-foot lot width will not appear visually different from the width of other properties along this block of Cahuenga Boulevard as the northern lot line aligns with the parcel directly across the street to the west. Also as viewed from the street as there are some lots with smaller widths on the kiddie corner from the site, across the street to the south, and southwest corner of Ostego Street and Cahuenga Boulevard. Strict adherence to the zoning regulation is not necessary and would be impractical. The project development of is consists of varying arrangement dwellings including setbacks, landscaping, and other improvements which are compatible with existing development on neighboring properties. No other modifications or adjustments to lot area requirements have been requested as part of this application. Having a reduced lot width and area will not diminish public benefit in providing needed light, air, open space, fire safety, privacy, or reduced visual impact.

- (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.

The request is necessary to accommodate development of this substandard lot. Strict adherence would require acquisition of adjacent land or a waiver of dedication. The project as designed is consistent with the existing characteristics of surrounding developments. The project does not alter the nature and character of the area. As such, the granting of reduced lot width will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- (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 adopted North Hollywood-Valley Village Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD2 and RD1.5. The zones provide provisions for regulation that are intended to guide uniform development and the map is consistent with those provisions. The property is not located within any geographic specific plan. The property contains approximately 0.14 net acres after required dedication and is presently zoned RD1.5-1. The proposed development of a 4-unit multiple-family development is allowable under the current adopted zone and the land use designation. The project does not alter the nature and character of the area along Cahuenga Boulevard. All new single-family lots will have individual driveways accessing from Cantlay Street.

The granting of the adjustment is consistent with Community Plan objectives to promote development compatible with adjacent uses and development in the community. Proposed development incorporating the reduced lot width will not alter and will be consistent with residential uses permitted within the zone, and therefore, is in conformance with the intent and purpose of the General Plan.

Generally, minimum lot dimensions for width and area are required to maintain adequate area to allow for structures and functional use of the property with an arrangement and shape that is compatible with other properties in the neighborhood. The lot dimensions assigned by the Los Angeles Municipal Code (LAMC) also provide for a uniform appearance and relationship of structures to the street frontage, as well as for appropriate open space and to allow access for light, air, and emergency personnel and equipment. These characteristics will be maintained with completion of the proposed development, and as designed, adverse effects with regard, aesthetics, light, air, and emergency access, and the appearance of the frontage that might otherwise result from a reduced lot width will be avoided.

The instant request is common in regards to projects that, by design, are found to be appropriate within the immediate environs and physical context and where circumstances, such as those associated with the subject property, make the literal application of the lot width requirement impractical or infeasible for the site is a corner parcel and has adequate frontage. The adjustment is consistent with the intent of the policies and objectives applicable to multiple-family residential use and development within the City, and thus, is in conformance with the spirit and intent of the Code.

These findings shall apply to both the tentative and final maps for Parcel Map No. 2017-4899-PMLA-CN.

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

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 Service Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

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


**Appeal forms are available on-line at [www.planning.lacity.org](http://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  
Advisory Agency

  
\_\_\_\_\_  
COURTNEY SCHOENWALD  
Deputy Advisory Agency

ML:CS:SH:mkc



**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

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PRESIDENT

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COMMISSION OFFICE MANAGER  
(213) 978-1300

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CALIFORNIA



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DEPUTY DIRECTOR  
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<http://planning.lacity.org>

**September 28, 2018**

Mak Enterprises, LLC (A/O)  
Mohd R. Hurani  
2345 232<sup>nd</sup> Street  
Torrance, CA 90501

Samuel Kapukckyan (R)  
Eios, Inc.  
13437 Ventura Boulevard, Suite 205  
Sherman Oaks, CA 91423

Case Number: **AA-2017-4899-PMLA**  
CEQA Number: ENV-2017-4900-CE  
Application Type: Preliminary Parcel Map

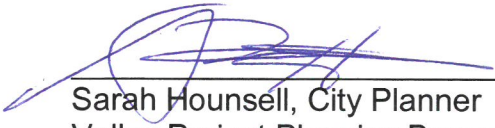
Location: 5004 N. Cahuenga Boulevard  
Plan Area: North Hollywood-Valley  
Village  
Council District: 4-Ryu

**TERMINATION**

The application for the property referenced above was filed with the Department of City Planning on November 27, 2017. The case was accepted and the map was distributed on May 25, 2018 for consideration by other city agencies. On August 1, 2018, a letter was issued by the Department of City Planning requesting that the application submit all necessary documents to satisfy the projects status of being on hold.

Please be advised that the Department of City Planning took no formal action on this application. In view of the above, the Advisory Agency hereby terminates all proceedings relative to, and in accordance with the provision of the State Subdivision Map Act and Section 17.03 of the Los Angeles Municipal Code, on **September 28, 2018**, has terminated all proceedings relative to Case Numbers AA-2017-4899-PMLA and ENV-2017-4900-CE. Any portion of your filing fee, if available for refund, is subject to submittal, review and approval of an appropriate claim refund application which is available online at the Department of City Planning's website: <http://planning.lacity.org> or at the Department's public counters.

In the event that you wish to pursue this matter in the future, it will be necessary for you to file a new application and pay the required fees. The present Termination however, will not adversely prejudice consideration of your new application.

  
Sarah Hounsell, City Planner  
Valley Project Planning Bureau

Department of City Planning  
6262 N. Van Nuys Boulevard, Rm. 430  
Van Nuys, CA 91401  
Phone: 818-374-9917  
E-mail: [sarah.hounsell@lacity.org](mailto:sarah.hounsell@lacity.org)

**DEPARTMENT OF  
CITY PLANNING**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

**AND**  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

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<http://planning.lacity.org>

April 23, 2018

**Property Owner**

Mohd Hurani  
5004 N. Cahuenga Blvd.  
North Hollywood, CA 91601

**Representative**

Sam Kapukchyan  
EIOS Inc.  
335 N. Brand Blvd. #230  
Glendale, CA 91203

**Case Number:**

AA-2017-4899-PMLA

**CEQA:**

ENV-2017-4900-CE

**Application Type:**

Preliminary Parcel Map

**Project Location:**

5004 N. Cahuenga Blvd.

**Planning Area:**

North Hollywood - Valley Village

**Council District:**

4

**Alternate address:**

13437 Ventura Blvd.  
Sherman Oaks CA 91423

**NOTICE OF INTENT TO TERMINATE**

The application for the property located at the above referenced address was filed with the Department of City Planning on November 27, 2017. It was missing the 4 Graded Maps with a wet signature needed prior to distribution. You were emailed on December 21, 2017 and a hold was placed on your case to give you time, due to the holidays, to get the graded maps to us. You emailed us back on January 10<sup>th</sup>. Our records indicate that there has been no activity or communication on this application since January 10, 2018. The case has been held pending receipt of the requested additional materials/information. No action has been taken to provide the requested information.

The Department of City Planning will terminate all proceedings relative to the above referenced case and the application to be Terminated if you do not contact us in writing within **30 calendar days** of the date of this letter (May 23, 2018) to provide us with the Graded Maps.

Should you wish to respond to this matter, you may contact Sarah Hounsell at (818) 374-9917 or via email at [sarah.hounsell@lacity.org](mailto:sarah.hounsell@lacity.org).

Sincerely,



SARAH HOUNSELL  
City Planner  
Valley Project Planning

SH:mkc

