

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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VACANT
DEPUTY DIRECTOR

July 14, 2021

Applicant/Owner

Armine Kuyumjian
1426 North Evergreen Street
Burbank, CA 91505

RE: Preliminary Parcel Map No. AA-2016-1235-PMLA

Address: 6214 North Matilija Avenue

Community Plan: Van Nuys-North Sherman Oaks

Council District: 2 – Krekorian

Zone: RE9-1

CEQA: ENV-2016-1236-CE

Legal Description: Lot 1; Tract 28806

EXTENSION OF TIME

On August 5, 2016, the Deputy Advisory Agency approved Preliminary Parcel Map No. AA-2016-1235-PMLA composed of two (2) lots for a maximum two-parcel single-family lot development, as shown on map stamp-dated April 8, 2016, located at 6214 North Matilija Avenue within the Van Nuys-North Sherman Oaks Community Plan area.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.56 A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a six-year extension, totaling nine years from the decision date for the recording of the final Preliminary Parcel Map No. AA-2016-1235-PMLA.

Therefore, the new expiration date for the subject map is **August 5, 2025**.

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:MN:KT

cc: Councilmember Paul Krekorian

**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

C-

CITY PLANNING COMMISSION

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(213) 978-1273

FAX: (213) 978-1275

<http://planning.lacity.org>

Decision Date: August 5, 2016

Appeal End Date: August 19, 2016

Arman Grigoryan (A)
5846 Hillview Park Avenue
Valley Glen, CA 91401

Armine Kuyumjyan (O)
1426 North Evergreen Street
Burbank, CA 91505

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

Re: AA-2016-1235-PMLA
6214 North Matilija Avenue
Van Nuys-North Sherman Oaks
Plan Area
Zone : RE9-1
D.M. : 177-B-153
C.D. : 2
CEQA: ENV-2016-1236-CE
Legal Description: Lot 1; Tract 28806

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Categorical Exemption (ENV-2016-1236-CE) as the environmental clearance; approved Parcel Map No. AA-2016-1235-PMLA for a maximum two-parcel single-family lot development as shown on map stamp-dated April 8, 2016 in the Van Nuys-North Sherman Oaks Community Plan; and also approved, pursuant to LMAC Section 17.53 J an adjustment to allow a reduced lot width of 60 feet for Lot B in lieu of the 65-feet required. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Public Counter call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING

1. That Board of Public Works approval be obtained prior to the recordation of the final map for the removal of any tree in the existing or proposed public right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
2. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Matilija Avenue adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, a minimum 5-foot wide concrete sidewalk adjacent to the property, planting trees and landscaping of the parkway area.
 - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of the existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - b. Construct the necessary house connection to serve each parcel; evaluate the efficiency of the existing house connections; or any sewer connection arrangement that is acceptable to the Valley Engineering District Office.

Note: Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

3. 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. Obtain permits for the demolition or removal of all existing structures on the site. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Accessory structures and uses (swimming pool and pool house) are not permitted to remain on a lot without a main structure or use. Remove the swimming pool and pool house or obtain City Planning approval to allow the accessory structures and uses to be on a lot without a main use.

- c. The Proposed Parcel B does not comply with the 65 ft. minimum lot width requirement of the RE9-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication.

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

- 4. Prior to the 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 $W=18$ feet is required for single family dwelling.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
 - d. 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: the applicant may be required to comply with any other applicable fees per this new ordinance.

Note: If you have any questions, you may contact Taghi Gharagozli at taghi.gharagozli@lacity.org or 818-374-4691.

FIRE DEPARTMENT

5. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department.

BUREAU OF STREET LIGHTING

6. The following street lighting facilities to serve the subject property shall be installed as required by the Bureau of Street Lighting:
 - a. 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 development into a Street Lighting Maintenance Assessment District.
 - b. Construct new street light: One (1) on Matilija Avenue.

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 conditions, requiring an improvement that will change the geometric of the public roadway or driveways apron may require additional or the reconstruction of street lighting improvements as part of that condition.

BUREAU OF SANITATION

7. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. 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.

INFORMATION TECHNOLOGY AGENCY

8. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05-N written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

DEPARTMENT OF RECREATION AND PARKS

9. That the Quimby fee be based on the RE9 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

10. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and nine (9) trees on the site to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. 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.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of two-lots.
 - b. Provide a minimum of 2 covered off-street parking spaces.
 - c. 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 and except in required front yard.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. That the subdivider 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. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - g. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved pursuant to LAMC 17.53-J, a Zoning Administrator's Adjustment to allow a reduced lot width of 60 feet for Parcel B in lieu of the 65-foot width required of the LAMC Section 12.07.01-C,4.

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

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of 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.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. 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).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. 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. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on July 1, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2016-1235-PMLA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Van Nuys-North Sherman Oaks Community Plan designates the subject properties for Low Residential land uses with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5. The property is not located within any geographic specific plan. The property contains approximately 0.477 net acres (20,762 net square feet after dedication) and is presently zoned RE9-1. The current development of one single-family dwelling, a pool and a pool house, allowable under the current adopted zone and the land use designation. The project site is not located within a geographic specific plan area. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a hazardous flood

area (Outside the Flood Zone). Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

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

Matilija Avenue is a Local Street developed with street and asphalt berm along its 125-foot street frontage. The Bureau of Engineering has conditioned a concrete curb, a concrete gutter, a minimum 5-foot wide concrete sidewalk adjacent to the property, planting trees and landscaping of the parkway area and suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway. The Department of Transportation has conditions a minimum 18-foot wide driveway widths to each of the proposed new dwellings and the Bureau of Street Lighting has conditioned one new street light.

Again, this site is not subject to any specific plan requirements. The proposed project will provide an attached two-car garage for each new dwelling in conformance to the LAMC and the Deputy Advisory Agency's parking policy for projects in parking non-congested areas. As conditioned the design of improvements along Matilija Avenue are consistent with the applicable General Plan.

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

The site is one of the few under improved properties in the vicinity. The subdivision follows patterns shown in the neighborhood to the east and the south. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The Department of Building and Safety, Grading Division, has approved the Parcel Map without conditions.

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

Adjacent land uses include the single-family residential to the north, east, south and west in the RE9 and R1 Zones. Further east along Woodman Avenue are multiple-family apartments and condominiums in the R3-1 Zone and apartments to the north along Sylvan Street in the [Q]RD1.5-1 Zone. The site currently contains one single-family dwelling, a pool and pool house. The dwelling is proposed to be demolished to allow for two new two-story single-family dwellings with attached two-car garages, one on each lot. The pool and pool house are scheduled to be remained and the lot line adjusted accordingly to maintain those uses on Parcel B. The proposed project will comply with all LAMC requirements for parking, yards, and open space with the exception of lot-width for Parcel B and granted herewith. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

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

The categorical exemption, granted on July 1, 2016, is for the division of property into four or fewer parcels when the division is in conformance with the General Plan, and zoning, no variances or exceptions are required, all services and access to the proposed parcels are to local standards, the parcel was not involved in a division of larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

The project site is relatively flat and is not located within a slope stability area, high erosion hazard area or a fault-rupture study zone.

According to the submitted tree plan (certified by McKinley & Associates on March 16, 2016), there are 17 existing trees on site and three in the parkway. Of these the applicant is requesting that nine trees (five with poor rating, four with average rating, and one with good rating) be removed to allow for the development of two new single-family residences. The parcel map has been conditions to replace each of the non-protected trees on a 1:1 basis.

The project site, as well as the surrounding area, are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Therefore the design and proposed improvements are not likely to cause damage to fish or wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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.

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

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed parcel map herewith.

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing the orientation. The project will provide for solar access to the easterly and westerly walls of the proposed two-story structures according to the Preliminary Solar Report dated February 15, 2016. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

ADJUSTMENT FINDINGS (Sections 12.28 C.4 and 17.03 A)

- (i) THE GRANTING OF THE ADJUSTMENT WILL RESULT IN DEVELOPMENT THAT IS COMPATIBLE AND CONSISTENT WITH THE SURROUNDING USES.

The zoning regulations require minimum lot area, setbacks from property lines, and lot width in order to provide for compatibility between respective properties as well as to ensure access in the event of an emergency. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics, which a specific parcel and its intended use may have. There two houses within the neighborhood in the same RE9 Zone which were permitted with reduced lot width located at 13750 and 13744 Erwin Street transitioning to the R1 adjacent zone. Further the lot directly behind the subject property have lot widths consistent with the R1 zoning as well.

In this instance, the LAMC's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide a more new single-family residential dwellings to be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

- (j) THE GRANTING OF THE ADJUSTMENT IS IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN.

The site is located within the Van Nuys-North Sherman Oaks Community Plan Area (Land Use Element of the General Plan). The plan designates the subject site for Low Residential land use and Height District No. 1, which would permit a subdivision of 4-lots at the highest allowable zone. The granting of an adjustment is not inconsistent with the intent and purpose of the Community Plan, as it does not specifically address adjustments. Further, the subdivision is in conformance with Housing Element of the General Plan in there will be a net gain of one dwelling for sale.

- (k) THE GRANTING OF THE ADJUSTMENT IS IN CONFORMANCE WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE OF THE CITY.

The parcel map is for the subdivision of one lot into two parcels and to maintain the existing pool and pool house on proposed Parcel B. The RE9-1 Zone permit the subdivision of land into a minimum 9,000 square-foot parcel with a 65-foot lot width. An adjustment for Parcel B to maintain a 60-foot lot frontage in lieu of the 65-foot required of the RE9 Zone is only an eight percent reduction. Proposed Parcel A will maintain a 65-foot lot width. As both lots are over the minimum required area (Parcel A 10,070 square feet; Parcel B 10,691 square feet), the granting adjustment is in relative conformance with the City Code.

- (l) THAT THERE ARE NO ADVERSE IMPACTS FROM THE PROPOSED ADJUSTMENT OR ANY ADVERSE IMPACTS HAVE BEEN MITIGATED.

The adjustment in lot width will not adversely impact the project site. The parcel map has been conditions by various City Departments herewith and will conform to the Subdivision Map Act, California State Building Code, and the City of Los Angeles Municipal Code for construction compliance.

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

The current lot have a 125-foot frontage along Matilija Avenue in lieu of the required 130-foot of LAMC Section 12.07.01-C,4. As such the applicant could have requested an adjustment for a four percent decrease of both parcel. However, the subdivision was applied for to permit one parcel with the full minimum width of 65 feet and one with an eight percent reduction to 60-foot. Strict adherence to the zoning regulation would make this subdivision infeasible and would not allow for the net increase of one dwelling in this neighborhood.

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2016-1235-PMLA.

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

DEPARTMENT OF CITY PLANNING



206090

VTT-73315-SL

Related Case(s):

Env Case Number: ENV-2016-144-MND

Zoning: (T)R1-1-RIO

Council District(s): 3

APC: SOUTH VALLEY

Community Plan: Reseda - West Van Nuys

Neighborhood Council: Reseda

HPOZ:

Specific Plan(s):

Project Location: 18726 W VANOWEN ST

Applicant: MONTAGE DEVELOPMENT, INC.
(CHUCK FRANCOEUR)
818-652-6705 (Business)

Representative: MONTAGE DEVELOPMENT, INC.
(CHUCK FRANCOEUR)
818-652-6705 (Business)

Case Filed On: 1/19/2016

Acceptance Date: 1/28/2016

Hearing Date: 5/24/2016

Determination/ 7/29/2016

Action Date:

Appeal End Date: 8/8/2016

Planning Staff: NELSON RODRIGUEZ R

Project Description:

VESTING TENTATIVE TRACT MAP OF 10-UNITS, ZONE CHANGE FROM R1 TO RD5, BUILDING LINE REMOVAL, AND ZONE VARIANCE FOR REDUCED LOT SIZE, FROM 5,000 SQUARE FEET TO 4,811 SQUARE FEET.

DEPARTMENT OF CITY PLANNING



206088

ENV-2016-144-MND

Related Case(s):

Env Case Number:

Zoning: (T)R1-1-RIO

Council District(s): 3

APC: SOUTH VALLEY

Community Plan: Reseda - West Van Nuys

Neighborhood Council: Reseda

HPOZ:

Specific Plan(s):

Project Location: 18726 W VANOWEN ST

Applicant: MONTAGE DEVELOPMENT, INC.
(CHUCK FRANCOEUR)
818-652-6705 (Business)

Representative: MONTAGE DEVELOPMENT, INC.
(CHUCK FRANCOEUR)
818-652-6705 (Business)

Case Filed On: 1/19/2016

Acceptance Date: 2/26/2016

Hearing Date:

**Determination/
Action Date:**

Appeal End Date:

Planning Staff: COURTNEY SCHOENWALD

Project Description:

VESTING TENTATIVE TRACT MAP OF 10-UNITS, ZONE CHANGE FROM R1 TO RD5, BUILDING LINE REMOVAL, AND ZONE VARIANCE FOR REDUCED LOT SIZE, FROM 5,000 SQUARE FEET TO 4,811 SQUARE FEET.

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

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 at 213 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the 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 4:30 PM on August 8, 2016* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. 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.**

Forms are also available on-line at <http://cityplanning.lacity.org/>

Pursuant to Ordinance No. 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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Public Counter staff at (213) 482-7077 or (818) 374-5050.

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 4:30 p.m. July 28, 2019.

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

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

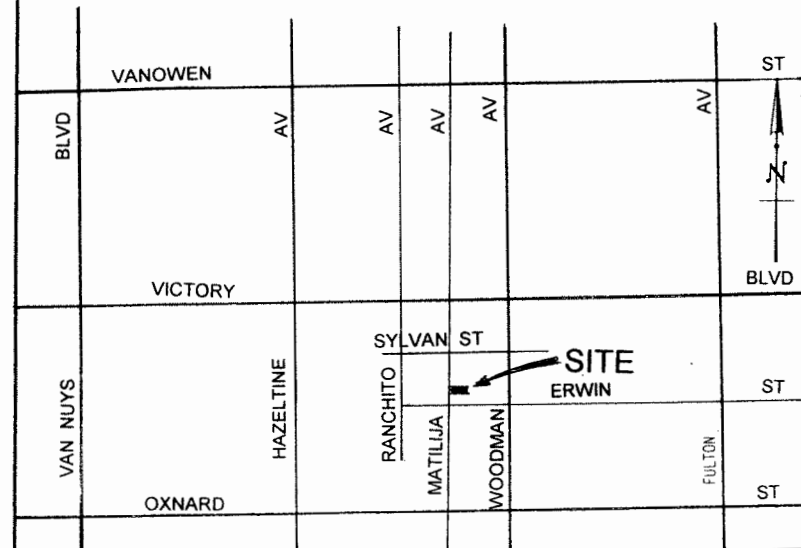
Vincent P. Bertoni, AICP
Director of Planning



MARC WOERSCHING
Deputy Advisory Agency

VPB:MW:SH:mkc

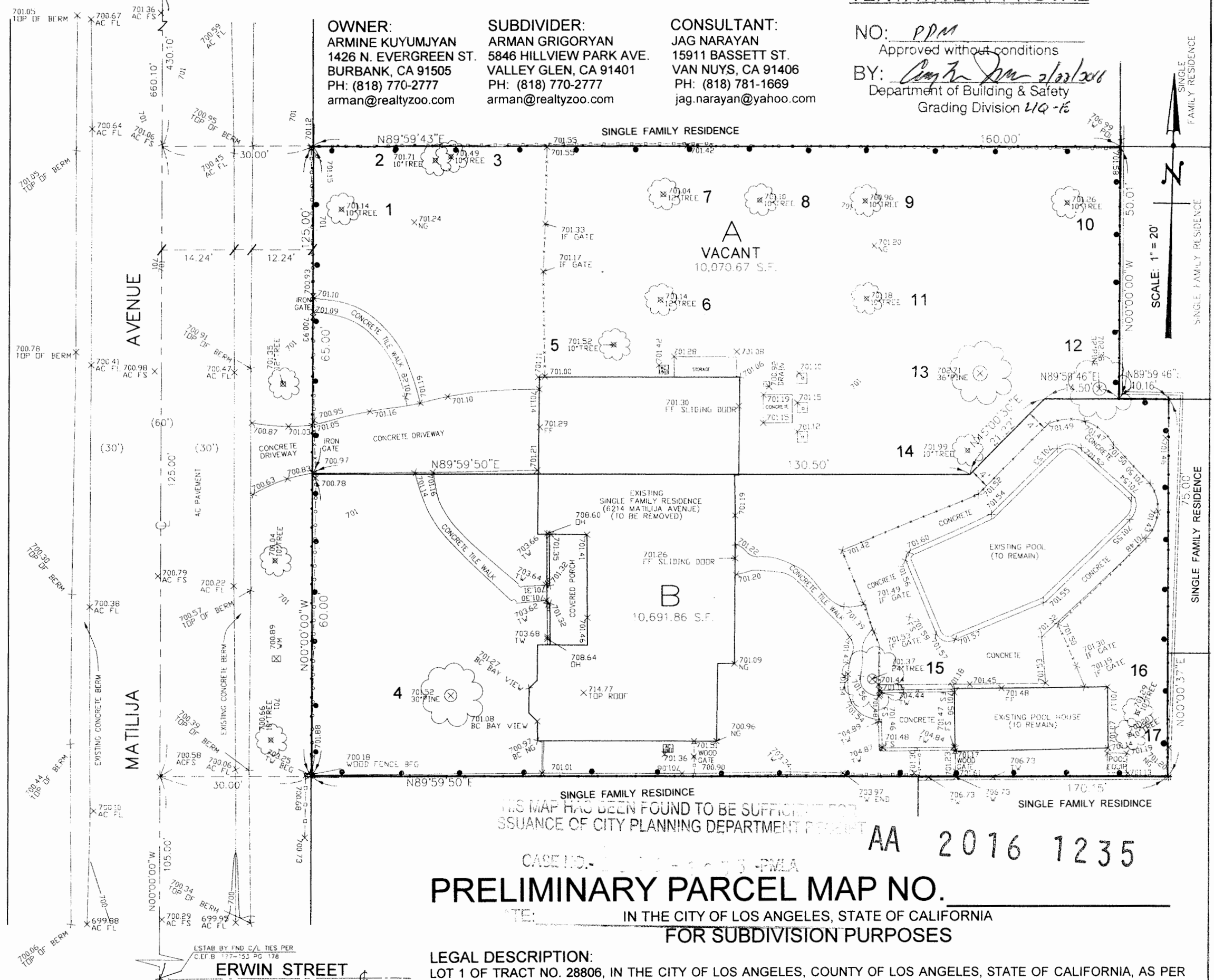
VICINITY MAP NTS



NOTES:

- PROPOSED PROJECT:**
REQUEST IS BEING MADE FOR THE APPROVAL OF THIS PRELIMINARY PARCEL MAP FOR A 2 (TWO) PARCEL SINGLE FAMILY RESIDENCE. EACH PARCEL WILL CONTAIN A 2-STORY RESIDENCE WITH A 2-CAR ATTACHED GARAGE.
- PROPERTY ADDRESS:**
6214 N. MATILAJA AVENUE
VALLEY GLEN, CA 91401
- ZONING:**
EXISTING = RE9-1 (LOW RESIDENTIAL).
PROPOSED = SAME (NO CHANGE).
- TOPOGRAPHY AND HAZARD CONDITION:**
THE SITE IS FLAT AND IT IS NOT ON A HILLSIDE GRADING, LANDSLIDE OR KNOWN TO BE IN ANY HAZARDOUS AREA. PER ZIMAS RECORD THE SITE IS IN A LIQUEFACTION AREA. ALL DRAINAGE WILL BE BY SURFACE METHODS DIRECTED TOWARD MATILAJA AVENUE.
- EXISTING STRUCTURES:**
ONE EXISTING RESEIDENCE TO BE REMOVED. EXISTING SWIMMING POOL AND EXISTING POOL HOUSE TO REMAIN ON PROPOSED PARCEL B.
- TREES:**
THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON SITE. ALL EXISTING TREES AS SHOWN HEREON OR IN THE TREE REPORT ARE TO BE REMOVED, EXCEPT TREE NUMBERS 4, 10, 12, 13, 14, 15, 16 AND 17.
- UTILITIES:**
SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE. TRASH COLLECTION WILL BE LIKE ANY OTHER SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- GENERAL DATA:**
DISTRICT MAP: 177B153.
CENSUS TRACT NO. 1282.20.
COUNCIL DISTRICT NO.: CD2.
COMMUNITY PLAN AREA: VAN NUYS - NORTH HOLLYWOOD, ETC.
THOMAS GUIDE: PAGE 532 - GRID C7.
AREA PLANNING COMMISSION: SOUTH VALLEY.
NEIGHBORHOOD COUNCIL: GREATER VALLEY GLEN.
GENERAL PLAN LAND USE: LOW RESIDENTIAL.
ASSESSOR'S PARCEL NO.: 2239-007-028.
- SITE AREAS:**
NET (DOT BORDER) = 20,762.53 SQ. FT. (0.4766 AC).
GROSS (TO ST. CENTERLINE) = 24,512.53 SQ. FT. (0.5627 AC).
PARCEL A = 10,070.67 SQ. FT. (0.2312 AC).
PARCEL B = 10,691.86 SQ. FT. (0.2454 AC).

SYLVAN STREET



PRELIMINARY PARCEL MAP NO. AA 2016 1235

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

LOS ANGELES DEPT. of CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP

APR 08 1963

☐ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
DEPUTY ADVISORY AGENCY
FILING FEE: _____ DIVISION OF LAND