

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

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<http://planning.lacity.org>

November 6, 2017

4535 Ben LLC, (O) (A)(R)
Enrique Gonzalez
12881 Bradley Ave
Sylmar CA 91342

Case/Tract No.: AA-2009-2347-PMLA
Related Case: APCNV-2009-2349-ZC-ZV-BL
Zone: (T)(Q)RE11-1-K
Site Address: 13821-13827 N Eldridge Ave
Sylmar Community Plan
Council District No.: 7
Legal Description: Lot PT 16, Block None,
Tract No: The Maclay Rancho

EXTENSION OF TIME

On August 5, 2010 the Deputy Advisory Agency conditionally approved AA-2009-2347-PMLA. In accordance with the provisions of Section 6645.66, Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency grants a 6 – year extension, from the decision date for the recording of the final map for AA-2009-2347-PMLA located 13821-13827 in the Sylmar Community Plan Area.

Pursuant to the following state legislations. (1) AB 116, map is automatically grants two year as long as those map is approved after 01/01/2000 and has not expired on or before 07/11/13.

Therefore, the new expiration date for the subject map is August 5, 2021 and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Advisory Agency

KEVIN D. JONES
Deputy Advisory Agency
TRACT/PARCEL,

VPB:KJ:AMV :DB
cc: Councilmember Monica Rodriguez
Seventh Council District

NOTE: IF THERE IS A RELATED
CASE WITH YOUR
THIS EXTENSION WILL NOT
EXTEND THE RELATED CASE
APPROVAL

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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FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: August 5, 2010

Appeal Period Ends: August 20, 2010

Jose Manzano (O)
7432 Varna Avenue
North Hollywood, CA 91605

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

Case: AA-2009-2347-PMLA
Related Case: APCNV-2009-2349-ZC-BL
Address: **13821-13827 N. Eldridge Avenue**
Planning Area: Sylmar
Neighborhood Council: Sylmar
General Plan Land Use: Very Low II Residential
Zone: A1-1-K
D. M.: 228B157
C. D.: 7
CEQA: ENV-2009-2348-MND
Legal Description: Lot PT 16, Arb 1

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2009-2347-PMLA, for the subdivision of one lot into four parcels, as shown on map stamp-dated May 25, 2010, and subject to the following conditions. This unit density is based on the RE11-1-K zone subject to the proposed zone change from A1-1-K to RE11-1-K and subject to the following conditions. The subdivider is hereby advised that the Municipal Code 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. The Advisory Agency's approval is subject to the following conditions

The Advisory Agency also approved, pursuant to Section 17.53 J of the Los Angeles Municipal Code, an Adjustment to allow a reduced lot area of 10,187 square feet for parcels A, B, C & D in lieu of the 11,000 square feet required and a lot width of 68.24 for parcel A and 67.66 for parcel B in lieu of the 70 feet required.

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 a 2-foot and 17-foot wide variable width strip of land be dedicated along Polk Street adjoining the subdivision, including a 20-foot radius property line return at the intersection with Eldridge Avenue.
 - a. That a 2-foot and a 5-foot wide variable sidewalk easements be provided along Polk Street adjoining the subdivision.
2. That a Covenant and Agreement be recorded agreeing that the parcel map be restricted by providing for the location of the driveways and garages so that it will not be necessary for the vehicles to back out onto Eldridge and Polk Street.
3. That two copies of a parking area and driveway plan be submitted to the Valley District Office of the Bureau of engineering for review and approval or that a covenant and agreement be recorded agreeing to do the same prior to the issuance of a building permit.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Polk Street being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 12-foot full-width concrete sidewalk and planting trees with tree wells, including covers.
 - (2) Suitable surfacing to join the existing pavement and to complete a 40-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - b. Improve Eldridge Avenue adjoining the subdivision by the construction of additional concrete sidewalk to complete a 10-foot full-width concrete sidewalk and planting trees with tree wells, including covers.
 - c. Construct a new concrete curb ramp at the intersection of Polk Street and Eldridge Avenue as required by the "Americans with Disabilities Act".
 - d. Construct the necessary house connections to serve each parcel and

evaluate the efficiency of the existing house connections.

5. Install street lighting facilities to serve the Parcel as required by the Bureau of Street Lighting.
 - a. Construct four (4) street lights on Polk Street. If street widening per Bureau of Engineering improvement conditions, relocate and upgrade one (1) street light on Eldridge 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 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-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 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.*

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of affidavit AFF-58707-CC. 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.
 - b. Obtain permits for the demolition or removal of existing structures on the site. 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. Provide a copy of APCNV case APCNV-2009-2349-ZC-ZV-BL. Show compliance with all the conditions/requirements of the ZA cases as applicable.

- d. Zone Change required prior to Parcel Map recording.
- e. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.
- f. The submitted Map does not comply with the minimum lot width (70 ft.) for Parcel A and B and lot area (11,000 s.f.) requirement of the proposed RE11-K Zone. Revise Map to show compliance with the above requirements or obtain approval from the Department of City Planning.

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.

***NOTE TO PLAN CHECKER:** The Advisory Agency also approved, pursuant to Section 17.53 J of the Los Angeles Municipal Code, has approved the following variations from the Code as it applies to this subdivision:

An Adjustment to allow a reduced lot area of 10,187 square feet for parcels A, B, C & D in lieu of the 11,000 square feet required and a lot width of 68.24 for parcel A and 67.66 for parcel B in lieu of the 70 feet required.

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. A parking area and driveway plan be submitted to the Valley Programs Development Review 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. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's Valley Programs Development Review Section.
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Driveways and vehicular access to projects shall be limited to four driveways, one on Eldridge and three on Polk Street or as shall be determined to the satisfaction of the Department of Transportation.
 - c. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a

street other than a major or secondary highway), LAMC 12.21 A.

- d. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval 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.
- e. A parking fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

*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) 482-6504**. You should advise any consultant representing you of this requirement as well.*

- 8. 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. 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 less than 28 feet in width.
 - b. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - c. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - d. No building or portion of a building shall be constructed more than 150 feet from the edge of roadway of an improved street, access road, or designated fire lane.
 - e. 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. Exception: Dwelling unit travel distance shall be computed to front door of unit.

- f. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- g. Mitigating measures shall be considered. These measures shall include, but not be limited to the following.
 - i. Boxed-in eaves.
 - ii. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - iii. Non-wood siding.
 - iv. Exposed wooden members shall be two inches nominal thickness.
 - v. Noncombustible finishes.

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 6. Contact 213-847-1547 for information regarding the street lighting design/plan.

- 9. 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.

DEPARTMENT OF RECREATION AND PARKS

Checks should be made payable to the Department of Recreation and Parks and may be mailed to 221 N. Figueroa Street, Los Angeles, CA 90012, Telephone (213) 202-2678.

- 10. That the Quimby fee be based on the RE-11 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, the required Recreation and Park fees will be paid.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at 6262 Van Nuys Blvd, Room 430 unless otherwise indicated.

- 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 four lots.
 - b. 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. **Landscape Plans.** 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 parcel 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, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with the Community Plan.
- e. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, 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.
- f. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. **Energy Conservation.** 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.
- h. **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.

- i. **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.
12. That prior to the issuance of the building permit or the recordation of the final map, a copy of the APCNV-2009-2349-ZC-ZV-BL shall be submitted to the satisfaction of the Advisory Agency. In the event that APCNV-2009-2349-ZC-ZV-BL is not approved, the subdivider shall submit a parcel map modification.
 13. 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. M) 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 Condition Nos. 14 & 15 of the Parcel Map 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.
 14. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV-2009-2348-MND:

Air Quality

- CM-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. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-2 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-5 All clearing, grading, 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.

CM-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

CM-7 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.

CM-8 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.

CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-11 The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

CM-12 Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

CM-13 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.

CM-14 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-15 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.

- CM-16 Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
 - CM-17 Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
 - CM-18 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains.
 - CM-19 All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
15. The Environmental Review Section of the Planning Department issued on 01/13/2010, the proposed project Mitigated Negative Declaration No. ENV-2009-2348 -MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2009-2348 -MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- x Biology (tree removal);
- x Geology (Seismic, construction);
- x Hydrology and Water quality
- x Population and Housing
- x Noise

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 13, 14, and 15**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are 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 impacts on all projects.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2009-2347-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:

- (a) *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 Municipal Code 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.

(b) *PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.*

The adopted Sylmar Community Plan designates the subject property for Very Low II Residential density with corresponding zones of A1-1-K. The applicant has filed a Zone Change from A1-1-K to RE11-1-K. The proposed zone is consistent with the neighborhood of RE11-1-K. The "K" for equine keeping is strongly recommended to remain on the RE11-1 zone so that future horsekeeping for the neighboring properties will not be jeopardized. The "K" restrictions will benefit the horsekeeping neighbors. Therefore, as conditioned and after incorporating plan revisions and additional entitlement request, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

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

The development of this parcel is an infill of an otherwise single-family residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

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

The project site is presently developed with a residential structure and does not provide a natural habitat for either fish or wildlife.

The Mitigated Negative Declaration prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, and animal life.

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

There are no apparent health problems that might be caused by the design of the proposed subdivision. The Bureau of Engineering has reported that existing sanitary

sewer is available for all parcels. This development will be connected to the City of Los Angeles' sewer system, and the sewage will be directed to an LA Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

- (f) *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. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

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 17.05N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (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 North 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 3:00 PM on July 23, 2010 at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., 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.lacity.org/pln.

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 4:30 p.m. on **August 5, 2013.**

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

If you have any questions, please call Parcel Maps staff at (818) 374-5061.

These findings shall apply to both the tentative and final maps for Parcel Map AA-2009-2347-PMLA.

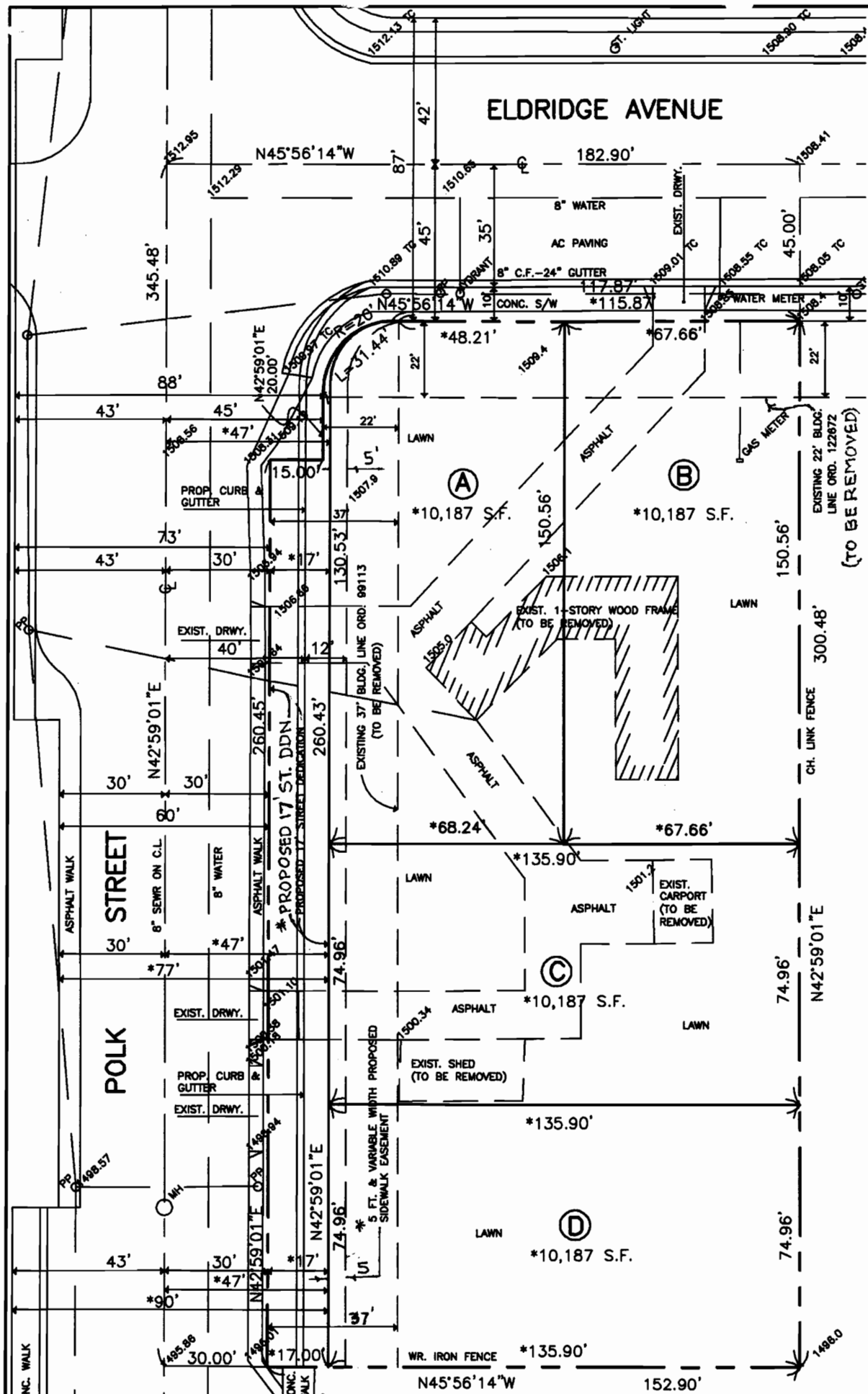
S. Gail Goldberg, AICP
Advisory Agency



DAN O'DONNELL
Deputy Advisory Agency

cc: Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M.
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street



NOTES:

1. PROPOSED PROJECT:
 (a) REQUEST IS BEING MADE FOR AN APPROVAL OF A FOUR PARCEL RESIDENTIAL SUBDIVISION FOR SINGLE FAMILY DWELLINGS.
 (b) REQUEST FOR ZONE CHANGE INCIDENT TO THIS SUBDIVISION AND AREA VARIANCE ARE BEING FILED CONCURRENTLY. REQUEST B/L REMOVAL.
 (c) REQUEST IS BEING MADE FOR A MODIFIED HALF STREET OF 47 FEET IN LIEU OF 52 FEET REQUIRED ALONG POLK STREET DESIGNATED A MAJOR HIGHWAY.
 (d) REQUEST IS ALSO BEING MADE FOR A STAFF REPORT TO BE PREPARED AND DISTRIBUTED TWO WEEKS PRIOR TO PUBLIC HEARING.

2. PROPERTY ADDRESS:
 13821-13827 N. ELDRIDGE AVENUE
 SYLMAR, CA 91342

3. ZONING:
 EXISTING = A1-1-K.
 *PROPOSED = RE11-1-K.

4. THE SITE IS FLAT AND IT IS NOT ON A HILLSIDE GRADING, LANDSLIDE OR LIQUEFICATION AREA.

5. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

6. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, SOUTHERN CALIFORNIA BLACK WALNUT OR OTHER TREES ON SITE.

7. SEWER & OTHER PUBLIC UTILITIES ARE AVAILABLE.

8. THE SITE IS NOT KNOWN TO BE IN A HAZARDOUS AREA.

9. MAP INFORMATION IS BASED ON AN ARCHITECTURAL SURVEY BY WARREN D. SMITH DATED APRIL 20, 2009.

10. GENERAL DATA:

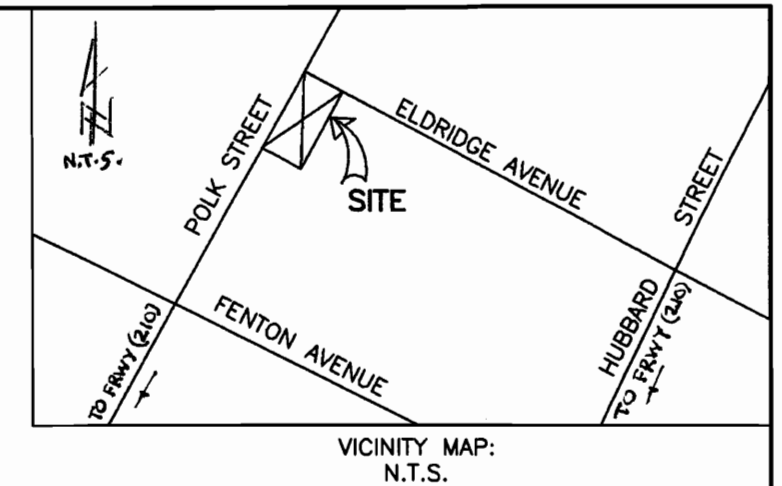
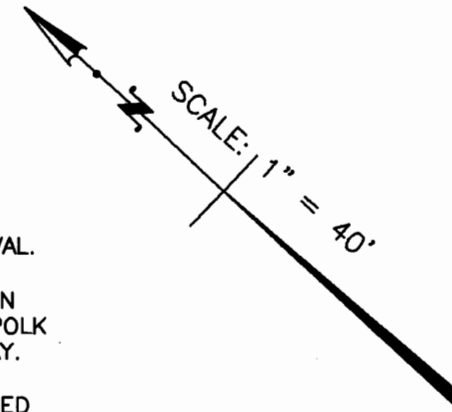
DISTRICT MAP NO.: 228 B 157
 CENSUS TRACT NO.: 1060.20.
 COUNCIL DISTRICT NO.: CD7.
 COMMUNITY PLAN AREA: SYLMAR
 AREA PLANNING COMMISSION: NORTH VALLEY.
 GENERAL PLAN LAND USE: VERY LOW II RESIDENTIAL.
 ASSESSOR'S PARCEL NO.: 2503-010-018.

SITE AREA:

NET (BLUE BORDER) = 45,256 SQ. FT. (1.0389 AC.)
 *NET (AFTER 17 FT. DEDICATION) = 40,748 SQ. FT. (0.9354 AC.)
 GROSS (TO ST. C.L.) = 63,188 SQ. FT. (1.4506 AC.)

PROPOSED SUBDIVISION:

*PARCEL A = 10,187 SQ. FT. (0.2339 AC.)
 *PARCEL B = 10,187 SQ. FT. (0.2339 AC.)
 *PARCEL C = 10,187 SQ. FT. (0.2339 AC.)
 *PARCEL D = 10,187 SQ. FT. (0.2339 AC.)



* REVISED PRELIMINARY PARCEL MAP L.A. NO. AA-2009-2347-PMLA IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA FOR SUBDIVISION PURPOSES

LEGAL DESCRIPTION:

THE NORTHWESTERLY 152.90 FEET OF THE NORTHEASTERLY 315.48 FEET OF BLOCK 16 OF THE MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGES 5 TO 16, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNERS:

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 CARLOS & VICTORIA MUNOZ
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 FAX: (818) 982-2418

SUBDIVIDER:

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 NORTH HOLLYWOOD, CA 91605
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 FAX: (818) 982-2418

PROJECT CONSULTANT:

JAG NARAYAN
 15911 BASSETT STREET
 VAN NUYS, CA 91406
 PH/FAX: (818) 781-1669

SURVEYOR:

WARREN D. SMITH, L.S.
 P.O. BOX 1064
 OXNARD, CA 93032-1064
 PH: (805) 488-4206

* REVISION:

ASTERISK SYMBOL DENOTES REVISION
 MADE ON THIS MAP.

REVISED MAP

MAY 25 2010

CITY OF LOS ANGELES

Division of Land-Notary

THIS MAP WAS PREPARED UNDER MY DIRECTION.

Warren D. Smith
 WARREN D. SMITH, LS 4842 (exp. 9-30-10)

6-30-2009

DATE

REVISED: APRIL 30, 2010

