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CITY PLANNING

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Decision Date: April 18, 2018

Appeal Period Ends: May 2, 2018

Eric Rahimzadeh (A)(O)
Resilent Investments, LLC
17412 Ventura Boulevard #110
Encino, CA 91316

Hayk Martirosian (R)
Techna Land Co. Inc.
1545 North Verdugo Road #2
Glendale, CA 91203

Preliminary Parcel Map No.: AA-2017-4570-PMLA
6846 North Amigo Avenue
Reseda - West Van Nuys Planning Area
Zone : R1-1-RIO
D. M. : 183B121; 183B125
C. D. : 3
CEQA : ENV 2017-4571-CE
Legal Description: Arb 1, Lot 35, Tract 8590

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53, the Advisory Agency approved Parcel Map No. AA-2017-4570-PMLA, located at 6846 Amigo Avenue, for the subdivision of one (1) lot into two (2) lots in the R1-1-RIO Zone, and pursuant to LAMC Section 17.03-A, an Adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width, as shown on map dated November 3, 2017, in the Reseda - West Van Nuys Community Plan Area. For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050 and (310) 231-2598. 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 Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

1. That any fee deficit under Work Order EXP00169 expediting this project be paid.
2. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Amigo Avenue adjoining the subdivision by the construction of an integral concrete curb and gutter; a minimum 5-foot concrete sidewalk adjacent to the property line; reconstructed standard driveways; plant street trees and landscape parkway area.

- b. Construct the necessary sewer house connections to serve each Parcel, all acceptable to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING 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 Casey Lee Jensen at (213) 482-0490 to schedule an appointment.

3. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

4. Obtain permits for the demolition or removal of all 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.
5. The submitted Map does not comply with the minimum 50-foot lot width requirement of the R1-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
6. 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.

Note: 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.

DEPARTMENT OF TRANSPORTATION

7. A driveway apron width of $W=18$ feet is required for single-family residential sites taking direct access to a two-car garage.
8. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
9. 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.

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.

10. Access for Fire Department apparatus and personnel to and into all structures shall be required.
11. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
12. Submit plot plans indicating access road and turning area for Fire Department approval.
13. 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.
14. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
15. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
16. 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 150 feet horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
17. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

DEPARTMENT OF WATER AND POWER

18. 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.

STREET LIGHTING

19. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, 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.
20. Construct one (1) new street light on Amigo Avenue.

Note: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

BUREAU OF SANITATION

21. 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

22. 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 LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

24. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at 213-847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way- requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information.

DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS

25. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of two (2) lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. 2017-4570-PMLA shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) off-street parking spaces per dwelling unit.
 - d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slump stone or decorative masonry wall shall be constructed adjacent to neighboring residences, 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 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.
 - g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

- h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
26. Pursuant to LAMC 17.53-J, the Advisory Agency has considered and approved a reduced lot width of 45 feet in lieu of the required 50 feet for both parcels.
27. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
28. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend 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 of 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, 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 judgment 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 \$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 (b).
 - 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 (b).
 - e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
 - f. 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 that 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, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designate 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-2017-4570-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 Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code (“LAMC”).

The project site is comprised of one (1) rectangular parcel that measures 13,500 square feet in the R1-1-RIO Zone. The site is currently vacant. The subject site is not subject to any Specific Plans. Surrounding land uses consist of residential uses. The abutting properties to the north and south, consists of single-family residential uses. The properties to east adjoining the site consists of residential uses in the R2-1-RIO Zone. The properties west of the site across Amigo Avenue consist of single-family uses in the R1-1-RIO Zone. The site is located 11.09 kilometers from the Northridge Fault. The site is not located within a Methane Zone, landslide or liquefaction area.

The Preliminary Parcel Map describes and demonstrates a land use consistent with the site’s Low Residential land use designation within the Reseda - West Van Nuys Community Plan and with the corresponding zones. The subdivision of the subject parcel also proposes the use of both subsequent parcels for single-family residential uses.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Section 17.03 of the Los Angeles Municipal Code as well as with the intent and purpose of the General Plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

The design and layout of the preliminary map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Bureau of Engineering, Building and Safety, and Fire Department) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval.

The Reseda - West Van Nuys Community Plan designates the property for Low Residential land uses with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5. The request to subdivide the subject site of one (1) lot into two (2) lots and an adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width, for single family use is an allowed use within the R1 Zone. The design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project site is currently underutilized, consisting of 13,500 square feet of vacant land. The proposed project to subdivide one (1) parcel into two (2) lots for single-family uses in a neighborhood that has a mix of single- and multi-family uses and is consistent with the density and height district of the R1-1-RIO Zone.

The project site is 11.09 kilometers from the Northridge Fault. The site is not located within a Methane Zone, landslide- or liquefaction area. The site is not within a Hillside Area, a Very High Fire Severity Zone, the Bureau of Engineering's Special Grading Area, nor is the site located in a tsunami-inundation zone, or a flood zone. The site is not identified as having hazardous waste or past remediation. The site is located in Flood Zone X, areas determined to be outside 500-year flood plain.

The request will result in the subdivision of one (1) parcel into two (2) lots intended for single-family uses and an Adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width, pursuant to L.A.M.C. Moreover, the resulting lots will meet the required 5,000 square-foot minimum lot area for the R1 Zone. As requested, the site is physically suitable for the proposed type of development.

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

The Reseda - West Van Nuys Community Plan designates the site for Low Residential land uses. The site is zoned R1-1-RIO, and is consistent with the range of zones under the corresponding land use designation. The project proposes single-family uses. The request

to subdivide one (1) lot into two (2) lots and an adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width, in conjunction with the use of the subject site for single family uses, would be allowed on the project site.

The proposed project would provide an appropriate transitional development between the residential uses to the north, south, east, and west. The subject site is currently vacant. The proposed project will comply with all LAMC requirements with the approval of a 45-foot lot width in lieu of the otherwise required 50-foot lot width. Therefore, the project site is physically suitable for the proposed type of 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 project site, as well as the surrounding area, are developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The subject request is for an approval of a Preliminary Parcel Map to permit the subdivision of one (1) lot into two (2) lots in the R1-1-RIO Zone, and an Adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width. The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury 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.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The subject site is located in a zone designated for residential uses and proposes the subsequent use of the site for single family uses.

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, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was prepared for the proposed project, which indicated that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains a legally recorded lot as identified by the Assessor Parcel Record and Assessor Parcel Maps – Map No. 2126023015. The site is surrounded by residential properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map.

Therefore, the design of the lot split would not conflict with easements acquired by the public at large for access through or use of property within the proposed lot split.

- (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(s) 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 of the north/south orientation.

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

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

- 1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The project proposes to subdivide one (1) lot into two (2) lots, pursuant to LAMC Section 17.53 for the construction of two (2) single-family home dwellings. The project site is located within the Reseda - West Van Nuys Community Plan designates the site for Low Residential land uses and is zoned R1-1-RIO. The applicant is requesting an Adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width.

The subject property currently has a 90-foot lot width which exceeds the required lot width of the R1 Zone, which is 50 feet. Strict adherence to the 50-foot lot width requirement would result in one (1) lot at 50 feet in the width and a second lot a 40 feet in width, in violation of the LAMC, or would result in one (1) lot at 90 feet in width. A 90-foot lot width would be the

most consistent with the RE15, RE20 and RE40 Zones and not the designated R1 Zone. The RE40 Zone is not a corresponding zone with any land use designation within the Reseda - West Van Nuys Community Plan and neither the RE15 nor RE20 Zones are corresponding zones within the subject property's Low Residential land use designation.

Given the existing 90-foot lot width and the site's Low Residential land use designation, strict adherence to the zoning regulations would be impractical as it would result in a lot with a width more consistent with, though excess of, the lot width requirements of the RE15, RE20 and RE40 Zones. Furthermore, each of the parcels would contain the minimum lot area required in the R1 Zone, 5,000 square feet, granting of a 45-foot lot width conforms with the intent of area regulations of the R1 Zone.

2. **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 not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project site is comprised of one (1) rectangular parcel that measures 13,500 square feet of lot area. The site is currently vacant therefore demolition of an existing building is not part of the project. The applicant is requesting an Adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width.

The project site is located in the Reseda - West Van Nuys Community Plan which designates the property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 zones. The subject site is zoned R1-1-RIO, consistent with the range of zones assigned to the site's corresponding Low Residential land use designation.

Surrounding land uses consist of single- and multi-family residential uses in the R1-1-RIO, [Q]RD2-1VL-RIO, R2-1-RIO Zones. Abutting the project site to the north is a single-family use in the R1-1-RIO zone. The abutting property to the south is improved with a single-family use in the R1-1-RIO Zone. The property to the east is improved with a residential use in the R2-1-RIO Zone. The property to the west across Amigo Avenue is improved with a residential use in the R1-1-RIO Zone.

Within 500 feet of the subject property, since 2002, three (3) Parcel Maps have been approved for the subdivision of one (1) into two (2) lots, similar to the instant request. While the request would result in lots with widths 10% less than what is otherwise required, the project is consistent with other Parcel Maps in the area which subdivide one (1) lot into two (2) lots.

Therefore, the project would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **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 project proposes to subdivide one (1) lot into two (2) lots, pursuant to LAMC Section 17.53 for the subsequent construction of two (2) single-family home dwellings. The project site is located within the Reseda - West Van Nuys Community Plan which designates the site for Low Residential land uses and is zoned R1-1-RIO. The applicant is requesting an Adjustment to allow a 45-foot lot width in lieu of the otherwise required 50-foot lot width.

The subject property currently has a lot width 90-foot which exceeds the required lot width of the R1 Zone, which is 50 feet. As discussed above, strict adherence to the 50-foot lot width

requirement would result in one (1) lot at 50 feet in the width and a second lot a 40 feet in width, in violation of the LAMC, or would result in one (1) lot at 90 feet in width. A 90-foot lot width would be the most consistent with the RE15, RE20 and RE40 Zones. The RE40 Zone is not a corresponding zone with any land use designation within the Reseda - West Van Nuys Community Plan and neither the RE15 nor RE20 Zones are corresponding zones within the subject property's Low Residential land use designation.

Therefore, as each of the parcels would contain the minimum lot area required in the R1 Zone, 5,000 square feet, granting of a 45-foot lot width would be in substantial conformance with the purpose, intent and provisions of the general plan, the applicable community plan.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2017-4570-PMLA.

If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the South Valley Area 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 of City Planning Public Offices, located at:

Development Services Center-Metro
Figueroa Plaza
201 North Figueroa St, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Development Services Center-Valley
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

Development Services Center-
West Los Angeles
1828 Sawtelle Blvd. 2nd Floor
Los Angeles, CA. 90025
(310) 231-2598

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.

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

If you have any questions, please call the Development Services Center at (213) 482-7077, (310) 231-2598 or (818) 374-5050.

Vincent P. Bertoni, AICP
Advisory Agency



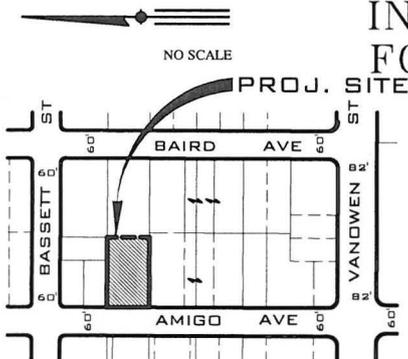
NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:ON:MC

PRELIMINARY PARCEL PMLA NO. 2017- 4570

IN THE CITY OF LOS ANGELES
FOR SUBDIVISION PURPOSES

DATE: NOV. 2, 2017



VICINITY MAP

NO SCALE

SCALE: 1"=30'

PROJECT ADDRESS

6846 N AMIGO AVE
RESEDA, CA 91335
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 PARCEL MAP

NOV 07 2017

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

OWNER / SUBDIVIDER

RESILIENT INVESTMENTS LLC
17412 VENTURA BLVD #110
ENCINO, CA 91316
TEL: (818) 267-9749

ENGINEER

TECHNA LAND CO. INC.
HAYK MARTIROSIAN
1545 N. VERDUGO RD. SUITE 2
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

LEGAL DESCRIPTION

TRACT: 8590
MAP: M.B. 108-26/27
BLK: NONE
LOT: W'LY 150' OF 35

PROJECT DATA

EXIST. ZONE: R1-1-RIO
PROP. ZONE: R1-1-RIO
GEN PLAN LAND USE: LOW RESIDENTIAL
EXIST. USE: VACANT LAND
PROP. USE: 2-SINGLE FAMILY
PROPOSED PARKING: 2CAR/RES.
LOT AREA: 13,500 S.FT=0.310AC.
LOT 1 6,750.00 SQ. FT.
LOT 2 6,750.00 SQ. FT.
REQUEST FOR LOT WITH ADJUSTMENT
45' IN LIEU OF 50' REQ'D.
SURFACE & CONTRIBUTORY DRAIN TO
BE CONVEYED TO THE STREET.
SEWER DISPOSAL BY UNDERGROUND
SEWER SYSTEM.

GENERAL NOTES

- 1- NO OAK TREES, WESTERN SYCAMORE CALIFORNIA BAY OR SO. CA. BLK. WALNUT ON PROPERTY
- 2- ALL PUBLIC UTILITIES ARE AVAILABLE
- 3- SITE IS RELATIVELY FLAT
- 4- SITE IS VACANT, NO TREES ON SITE
- 5- SITE IS NOT IN A POTENTIALLY DANGEROUS AREA
- 6- SITE IS NOT LOCATED IN CITY DESIGNATED HILLSIDE GRADING AREA.
- 7- SITE IS NOT IN VICINITY OF MULHOLLAND SCENIC PKWY.
- 8- COMMUNITY PLAN AREA: RESEDA- WEST VAN NUYS
- 9- CD: 3
- 10- T.G.: 530-H5/H6-J5/J6
- 11- DM.: 183B121/183B125
- 12- A.P.N.: 2126-023-015
- 13- C.T.: 1310.20
- 14- NO PROTECTED TREES ON SITE.
- 15- NO HAZARDOUS CONDITIONS EXIST.

