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**Case No.:** AA-2006-1333-PMLA-EXT2 **Comm Pln Area:** Chatsworth - Porter Ranch **Case ID:** 194321  
**Primary Address:** 10801 N OAKDALE AVE , 91311 **Cncl Dist No.:** 12 [view >>](#) **App ID:** 119345  
[Hold Info \(0\)](#) [Documents \(PDIS\)](#) [Hearing Calendar](#)  
**Project Description:** Data Not Available

Previous Case Number(s):

Invoice/Payment info associated with this case

Invoice Nbr	Receipt
<a href="#">14085</a>	<a href="#">0202082507</a>

**Time Extension Information**

**\*\*\*all fields must be entered before you can create an additional Time Extension\*\*\***

EXT2 [Delete](#) Applicant Info  
 Date Filed: 11/21/2013 First Name: RAVINDER S. Last Name: GREWAL  
 Time Extension Granted: Yes Phone: (310) 748 - 1348  
 Time Extension Expires On: 09/18/2023

EXT Applicant Info  
 Date Filed: 11/21/2013 First Name: RAVINDER S. Last Name: GREWAL  
 Time Extension Granted: Yes Phone: (310) 748 - 1348  
 Time Extension Expires On: 09/19/2015

Additional Information:

1. [AA-2006-1333-PMLA RECEIVED TIME EXTENSION UNTIL SE...](#) (ANNA VIDAL - 7/22/16)

Last Updated By: ANNA VIDAL on 07/22/2016 at 10:38 AM  
Created By: ANNA VIDAL on 11/21/2013 at 11:37 AM



**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

**CORRECTION LETTER NO. 2**

Previously updated in 2008 for the appeal period; a second correction pursuant to a request received on 7/30/19 from BOE regarding condition No. 12 (b) 1. Additional contact information was also updated. Old language is ~~struck through~~ and new language is **bolded and underlined**.

Decision Date: **September 19, 2008**

Appeal Period Ends: ~~September 29, 2008~~ **October 06, 2008**

Correction Letter Date: **AUG 12 2019**

Ravinder S. Grewal (A)  
17100 Pioneer Boulevard, Suite 425  
Artesia, CA 90701

Narinder S. Grewal (O)  
25912 White Horse Road  
Canyon Country, CA 91351

William Reno (R)  
WRA Engineering  
25141 Rye Canyon Loop  
Santa Clarita, CA 91355

Case: **AA-2006-1333-PMLA**  
Related Case: APCNV 2006-1347-ZC  
Address: **10801 N. Oakdale Avenue**  
Community Plan: Chatsworth-Porter Ranch  
Neighborhood Council: Chatsworth  
Zone : A1-1  
D. M. : 207B113  
C. D. : 12  
CEQA: ENV-2006-1334-MND  
Legal Description: Portion of Section 9  
and 16, Township 2 North, Range 16 West,  
in Rancho Ex-Mission de San Fernando

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2006-1333-PMLA, for a maximum new four-parcel single-family development, as shown on map stamp-dated April 24, 2006, and subject to the following conditions. This unit density is based on the A2-1 Zone 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. For an appointment with the Advisory Agency or a City Planner call the Valley Community Planning Bureau-North Valley at (818) 374-9941.

**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 - SPECIFIC CONDITIONS**

*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 sufficient private street easement be provided at curvatures on Oakdale Avenue in an alignment satisfactory to the Valley Engineering District Office of the Bureau of Engineering.
2. That any existing natural watercourse within the subdivision be delineated on the final map satisfactory to the City Engineer.
3. That all the proposed parcel map boundary lines be properly established in accordance with Section 17.07 D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.
4. That a 24-foot wide proposed private street easement be provided within the parcel map area to serve the parcel map, including a minimum 15-foot radius property easement return at the intersection with Oakdale Avenue and a standard turning area at its terminus.
5. That a sanitary sewer easement be dedicated full-width of the proposed private street.
6. That private street easement be included as part of the adjoining lots to the satisfaction of the City Engineer.
7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street free and clear of obstructions and in a safe condition for vehicular use at all times.
8. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
9. That prior to recordation of the final map, a proposed name for the private street be approved by the City Engineer.
10. That the entire lengths of all private streets necessary to provide access to this parcel map area from a public street be correctly shown on the final parcel map.

11. That the following requirements in connection with grading and construction in and adjacent to slopes, public right-of-way or private streets be complied with in a manner satisfactory to the City Engineer.
  - a. Cut or fill slopes in artificial fill and residual soils shall be no steeper than 2:1 (H:V). Cut slopes shall be no steeper than 1.5:1 (H:V) in competent bedrock.
  - b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet respectively, from the property line.
  - c. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over-excavated a minimum of 12 feet and replaced as a compacted fill slope.
  - d. The consulting soils engineer shall provide methods of mitigating the effects of expansive soil, which may underlie public property and private streets. Prior to the approval of plans, the City Engineer must approve the proposed method.
  - e. All streets shall be founded upon firm natural materials or properly compacted fill. Any loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
  - f. Fill material shall be compacted to a minimum of 90 Percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
  - g. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
  - h. Adequate perforated pipe and gravel sub-drain systems approved by the City Engineer shall be placed beneath canyon fills and behind retaining walls.
  - i. Natural or cut slopes which expose unsupported or daylighted bedding shall be reviewed and analyzed to determine an adequate factor of safety and mitigation measures shall provide, if necessary.
  - j. Where not in conflict with the above, the recommendations contained in Oro Engineering Corporation's geotechnical reports dated August 1, 2006 and February 7, 2007 by geotechnical Engineer Robert Shubeck (GE 773) and in geologic reports, dated August 16, 2005 and January 26, 2007, by the consulting engineering geologist Frank Denison (CEG 1067), shall be

implemented.

- k. GED required procedures for review and approval of grading and foundation construction as it relates to City Property and the Right-of-way are specified in the Inter-Departmental Correspondence-Geotechnical Engineering Division Requirements for Review and Approval of Grading and Foundation Construction, dated October 12, 2001. These procedures shall be followed during parcel map design and construction.
12. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of drainage facilities may be required satisfactory to the City Engineer.
  - b. Improve the on-site private street being provided by:
    - (1) ~~Constructing suitable surfacing to provide a 24-foot roadway, including integral concrete curb and gutter on each side of the street, and improving the standard turning area at the terminus.~~ **Suitable surfacing to provide a 20-foot wide roadway, including an integral concrete curb and gutter on each side of the street, and a suitable turning area at the terminus.**
    - (2) Removing and reconstructing the existing improvements as necessary.
    - (3) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
  - c. Improve Oakdale Avenue being provided and adjoining the subdivision by:
    1. Constructing rolled concrete curb, and gutter per Plan No. P-34854 and Parcel Map L.A. No. 6179.
    2. Constructing suitable surfacing to join the existing pavement and to complete a 28-foot and variable-width roadway to accommodate the provided easements at curves.
    3. Removing and reconstructing of the existing improvements as necessary.
13. Constructing the necessary transitions to join the existing improvement.

14. Construct the necessary on-site and off-site sewer mainlines in the proposed private street and sewer house connections to serve each parcel satisfactory to the City Engineer.
15. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. No street lighting requirements.

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

#### **Department of Building and Safety - Grading Division**

Grading Division approvals are conducted at 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 24.

16. That prior to issuance of a grading or building permit or prior to recordation of the final map. The subdivider shall make suitable arrangements to assure compliance satisfactory to the Department of Building & Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated August 16, 2007, Log No. 53626-01 and attached to the case file for AA-2006-1333-PMLA.

#### **Department of Building and Safety-Zoning Division**

*Building and Safety approvals are conducted by appointment only- **contact John Pourhassan at (213)482-6880** 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.*

17. 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 APC case APCNV-2006-1347-ZC. Show compliance with all the conditions/requirements of the APC case as applicable.

- b. Provide 20 ft. street frontage and 20 ft. wide access strip for each lot.
- c. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

#### **DEPARTMENT OF TRANSPORTATION**

18. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:
  - a. That the project be subject to any recommendations from the Department of Transportation.

#### **FIRE DEPARTMENT**

*Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.*

19. 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.

**DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 1200 West 7<sup>th</sup> Street, Suite 700, Los Angeles*

20. That the Quimby fee be based on the A2-1 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

*Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated.*

21. 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 (2) parking spaces per dwelling unit shall be provided for a total of eight parking spaces. 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 Chatsworth-Porter Ranch Community Plan.
  - e. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. **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.
  - g. **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
22. That prior to the issuance of the building permit or the recordation of the final map, a copy of the APCNV-2006-1347-ZC shall be submitted to the satisfaction of the Advisory Agency. In the event that APCNV-2006-1347-ZC is not approved, the subdivider shall submit a parcel map modification.
23. 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. 24 & 25 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.
24. 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 2006-1334 MND.
25. **Short-Term Construction Mitigation**

#### **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 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. 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 sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**Grading**

- CM-12      Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-13      Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-14      Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

**General Construction**

- CM-15      Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-16      Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-17      Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-18      Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-19      Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-20      Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-

site. Use drip pans or drop clothes to catch drips and spills.

26. 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:

**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 application limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

## **FINDINGS OF FACT**

### **FINDINGS OF FACT (CEQA)**

The Environmental Review Section of the Planning Department issued on May 31, 2006, the proposed project Mitigated Negative Declaration No. ENV-2006-1334-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-20061334-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:

- Aesthetics (landscaping, light);
- Air Quality (construction, operational);
- Biology (tree removal);
- Geology (Seismic, construction);
- Hazardous Materials (asbestos, methane);
- Noise (constructions);
- Public Services (fire, schools);
- Recreation (parks);
- Agricultural Resources;
- Hydrology/Water Quality;

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 21, 24, and 25**, 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.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 23**.

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

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

In connection with the approval of Parcel Map No. AA-2006-1333-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows: THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 *et seq.*) or Article 7, Section 17.50 of the 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.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Minimum Residential density with corresponding zones of OS, A1, A2, and RE40. The 11.66 acre property is currently zoned A1-1. The request to change the zone from A1-1 to A2-1 (Case No. APCNV 2006-1347 ZC) is being processed concurrently with the above parcel map case. The A2-1 Zone requires a minimum lot size of 2 acres per lot. The parcel map was approved for 4 single-family lots with lot sizes ranging from 2.58 acres to 3.27 acres.

According to the Chatsworth-Porter Ranch Community Plan's housing policies standards and criteria, areas designated for Minimum density housing shall not exceed the density allowed by the slope density ordinance (LAMC Section 17.05 C. The slope density ordinance calculation for the subject property is 0.7785 dwelling units per acre or rounded up (per the slope density ordinance) to one (1) dwelling unit per acre.

Therefore, as conditioned, the proposed parcel map is consistent with intent and purpose of the applicable General and Specific Plans.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE

CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The site is one of the few unimproved properties in the vicinity. The development of this parcel is an infill of an otherwise single-family dwelling residential neighborhood. The required Slope Density calculation is 0.7785 dwelling units per gross acre or rounded up to one (1) dwelling unit per acre. Based on the A2-1 zone, which requires a minimum lot size of 2 acres, the division of the subject site into four (4) acres is appropriate. The design of the proposed subdivision incorporates a private street and private driveways which provide legal access to each parcel from Oakdale Avenue.

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

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

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.~~ **please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.**

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 5:00 PM on **September 29, 2009, October 06, 2008**, at one of the City Planning Department Public Counters, located at:

*Figueroa Plaza*  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

*Marvin Braude San Fernando*  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Suite  
251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles**  
**Development Services**  
**Center**  
**1828 Sawtelle Boulevard,**  
**2nd Floor**  
**Los Angeles, CA 90025**  
**(310) 231-2901**

\*Please note the cashiers at the public counters close at 4:30 PM.

**Appeal forms are available on-line at [www.lacity.org/pln](http://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 5:00 p.m. **September 19, 2011.**

No requests for time extensions or appeals received by mail shall be accepted. The address provided by the subdivider was 10600 N. Oakdale Avenue. The correct address per ZIMAS is 10801 N. Oakdale Avenue.

If you have any questions, please call ~~Valley Community Plan Bureau North Valley~~ **Valley Project Planning staff** at (818) 374-9941.

These findings shall apply to both the tentative and final maps for Parcel Map AA-2006-1333-PMLA.

VINCENT P. BERTONI, AICP  
Advisory Agency



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Courtney Schoenwald  
Deputy Advisory Agency

VB:ML:CS:mc

cc: Bureau of Engineering

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

**CORRECTION LETTER**  
**(APPEAL PERIOD ENDING ONLY)**

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  
CITY PLANNING COMMISSION  
JANE ELLISON USHER  
PRESIDENT  
WILLIAM ROSCHEN  
VICE-PRESIDENT  
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COMMISSION EXECUTIVE ASSISTANT  
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Decision Date: **September 19, 2008**

Appeal Period Ends: ~~**September 29, 2008**~~ **October 06, 2008**

Ravinder S. Grewal (A)  
17100 Pioneer Boulevard, Suite 425  
Artesia, CA 90701

Narinder S. Grewal (O)  
25912 White Horse Road  
Canyon Country, CA 91351

William Reno (R)  
WRA Engineering  
25141 Rye Canyon Loop  
Santa Clarita, CA 91355

Case: AA-2006-1333 PMLA  
Related Case: APCNV 2006-1347 ZC  
Address: 10801 N. Oakdale Avenue  
Community Plan: Chatsworth-Porter Ranch  
Neighborhood Council: Chatsworth  
Zone : A1-1  
D. M. : 207B113  
C. D. : 12  
CEQA: ENV 2006-1334 MND  
Legal Description: Portion of Section 9  
and 16, Township 2 North, Range 16  
West, in Rancho Ex-Mission de San  
Fernando

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2006-1333-PMLA, for a maximum new four-parcel single-family development, as shown on map stamp-dated April 24, 2006, and subject to the following conditions. This unit density is based on the A2-1 Zone 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. For an appointment with the Advisory Agency or a City Planner call the Valley Community Planning Bureau-North Valley at (818) 374-9941.

**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 - SPECIFIC CONDITIONS**

*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 sufficient private street easement be provided at curvatures on Oakdale Avenue in an alignment satisfactory to the Valley Engineering District Office of the Bureau of Engineering.
2. That any existing natural watercourse within the subdivision be delineated on the final map satisfactory to the City Engineer.
3. That all the proposed parcel map boundary lines be properly established in accordance with Section 17.07 D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.
4. That a 24-foot wide proposed private street easement be provided within the parcel map area to serve the parcel map, including a minimum 15-foot radius property easement return at the intersection with Oakdale Avenue and a standard turning area at its terminus.
5. That a sanitary sewer easement be dedicated full-width of the proposed private street.
6. That private street easement be included as part of the adjoining lots to the satisfaction of the City Engineer.
7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street free and clear of obstructions and in a safe condition for vehicular use at all times.
8. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
9. That prior to recordation of the final map, a proposed name for the private street be approved by the City Engineer.
10. That the entire lengths of all private streets necessary to provide access to this parcel map area from a public street be correctly shown on the final parcel map.
11. That the following requirements in connection with grading and construction in and adjacent to slopes, public right-of-way or private streets be complied with in a manner satisfactory to the City Engineer.

- a. Cut or fill slopes in artificial fill and residual soils shall be no steeper than 2:1 (H:V). Cut slopes shall be no steeper than 1.5:1 (H:V) in competent bedrock.
- b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet respectively, from the property line.
- c. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over-excavated a minimum of 12 feet and replaced as a compacted fill slope.
- d. The consulting soils engineer shall provide methods of mitigating the effects of expansive soil, which may underlie public property and private streets. Prior to the approval of plans, the City Engineer must approve the proposed method.
- e. All streets shall be founded upon firm natural materials or properly compacted fill. Any loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
- f. Fill material shall be compacted to a minimum of 90 Percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
- g. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
- h. Adequate perforated pipe and gravel sub-drain systems approved by the City Engineer shall be placed beneath canyon fills and behind retaining walls.
- i. Natural or cut slopes which expose unsupported or daylighted bedding shall be reviewed and analyzed to determine an adequate factor of safety and mitigation measures shall provide, if necessary.
- j. Where not in conflict with the above, the recommendations contained in Oro Engineering Corporation's geotechnical reports dated August 1, 2006 and February 7, 2007 by geotechnical Engineer Robert Shubeck (GE 773) and in geologic reports, dated August 16, 2005 and January 26, 2007, by the consulting engineering geologist Frank Denison (CEG 1067), shall be implemented.
- k. GED required procedures for review and approval of grading and foundation construction as it relates to City Property and the Right-of-way are specified in the Inter-Departmental Correspondence-Geotechnical Engineering Division Requirements for Review and Approval of Grading and Foundation

Construction, dated October 12, 2001. These procedures shall be followed during parcel map design and construction.

12. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of drainage facilities may be required satisfactory to the City Engineer.
  - b. Improve the on-site private street being provided by:
    - (1) Constructing suitable surfacing to provide a 24-foot roadway, including integral concrete curb and gutter on each side of the street, and improving the standard turning area at the terminus.
    - (2) Removing and reconstructing the existing improvements as necessary.
    - (3) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
  - c. Improve Oakdale Avenue being provided and adjoining the subdivision by:
    1. Constructing rolled concrete curb, and gutter per Plan No. P-34854 and Parcel Map L.A. No. 6179.
    2. Constructing suitable surfacing to join the existing pavement and to complete a 28-foot and variable-width roadway to accommodate the provided easements at curves.
    3. Removing and reconstructing of the existing improvements as necessary.
13. Constructing the necessary transitions to join the existing improvement.
14. Construct the necessary on-site and off-site sewer mainlines in the proposed private street and sewer house connections to serve each parcel satisfactory to the City Engineer.
15. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. No street lighting requirements.

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

#### **Department of Building and Safety - Grading Division**

Grading Division approvals are conducted at 201 N. Figueroa Street, 3<sup>rd</sup> Floor, Counter 24.

16. That prior to issuance of a grading or building permit or prior to recordation of the final map. The subdivider shall make suitable arrangements to assure compliance satisfactory to the Department of Building & Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated August 16, 2007, Log No. 53626-01 and attached to the case file for AA-2006-1333-PMLA.

#### **Department of Building and Safety-Zoning Division**

*Building and Safety approvals are conducted by appointment only- contact John Pourhassan at (213)482-6880 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.*

17. 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 APC case APCNV-2006-1347-ZC. Show compliance with all the conditions/requirements of the APC case as applicable.
  - b. Provide 20 ft. street frontage and 20 ft. wide access strip for each lot.
  - c. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

#### **DEPARTMENT OF TRANSPORTATION**

18. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to

submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:

- a. That the project be subject to any recommendations from the Department of Transportation.

#### **FIRE DEPARTMENT**

*Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.*

19. 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.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 1200 West 7<sup>th</sup> Street, Suite 700, Los Angeles*

20. That the Quimby fee be based on the A2-1 Zone. However, when there is an

existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

#### **DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

*Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated.*

21. 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 (2) parking spaces per dwelling unit shall be provided for a total of eight parking spaces. 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 Chatsworth-Porter Ranch Community Plan.

- e. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. **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.
  - g. **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
22. That prior to the issuance of the building permit or the recordation of the final map, a copy of the APCNV-2006-1347-ZC shall be submitted to the satisfaction of the Advisory Agency. In the event that APCNV-2006-1347-ZC is not approved, the subdivider shall submit a parcel map modification.
23. 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. 24 & 25 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.
24. 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 2006-1334 MND.
25. **Short-Term Construction Mitigation**

#### **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 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. 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 sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**Grading**

- CM-12 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-13 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial

grasses in areas where construction is not immediately planned. These shall shield and bind the soil.

- CM-14 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

### **General Construction**

- CM-15 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-16 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-17 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-18 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-19 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-20 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
26. 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:

**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 application limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any

claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

## **FINDINGS OF FACT**

### **FINDINGS OF FACT (CEQA)**

The Environmental Review Section of the Planning Department issued on May 31, 2006, the proposed project Mitigated Negative Declaration No. ENV-2006-1334-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-20061334-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:

- Aesthetics (landscaping, light);
- Air Quality (construction, operational);
- Biology (tree removal);
- Geology (Seismic, construction);
- Hazardous Materials (asbestos, methane);
- Noise (constructions);
- Public Services (fire, schools);
- Recreation (parks);
- Agricultural Resources;
- Hydrology/Water Quality;

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 21, 24, and 25**, 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.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 23**.

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

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

In connection with the approval of Parcel Map No. AA-2006-1333-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California

Government Code (the Subdivision Map Act), makes the prescribed findings as follows: THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 *et seq.*) or Article 7, Section 17.50 of the 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.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Minimum Residential density with corresponding zones of OS, A1, A2, and RE40. The 11.66 acre property is currently zoned A1-1. The request to change the zone from A1-1 to A2-1 (Case No. APCNV 2006-1347 ZC) is being processed concurrently with the above parcel map case. The A2-1 Zone requires a minimum lot size of 2 acres per lot. The parcel map was approved for 4 single-family lots with lot sizes ranging from 2.58 acres to 3.27 acres.

According to the Chatsworth-Porter Ranch Community Plan's housing policies standards and criteria, areas designated for Minimum density housing shall not exceed the density allowed by the slope density ordinance (LAMC Section 17.05 C. The slope density ordinance calculation for the subject property is 0.7785 dwelling units per acre or rounded up (per the slope density ordinance) to one (1) dwelling unit per acre.

Therefore, as conditioned, the proposed parcel map is consistent with intent and purpose of the applicable General and Specific Plans.

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

The site is one of the few unimproved properties in the vicinity. The development of this parcel is an infill of an otherwise single-family dwelling residential neighborhood. The required Slope Density calculation is 0.7785 dwelling units per gross acre or rounded up to one (1) dwelling unit per acre. Based on the A2-1 zone, which requires a minimum lot size of 2 acres, the division of the subject site into four (4) acres is appropriate. The design of the proposed subdivision incorporates a private street and private driveways which provide legal access to each parcel from Oakdale Avenue.

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

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

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 5:00 PM on September 29, 2009, October 06, 2008, at one of the City Planning Department Public Counters, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> 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 4:30 PM.

**Appeal forms are available on-line at [www.lacity.org/pln](http://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 5:00 p.m. September 19, 2011.

No requests for time extensions or appeals received by mail shall be accepted. The address provided by the subdivider was 10600 N. Oakdale Avenue. The correct address per ZIMAS is 10801 N. Oakdale Avenue.

If you have any questions, please call Valley Community Plan Bureau- North Valley staff at (818) 374-9941.

These findings shall apply to both the tentative and final maps for Parcel Map AA-2006-1333-PMLA.

S. Gail Goldberg, AICP  
Advisory Agency



David Silverman  
Deputy Advisory Agency

SGG:DS:ecf

cc:

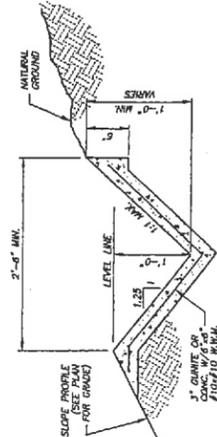
Bureau of Engineering - 4  
Community Planning Bureau  
Planning Office & 1 Map  
D.M. 207B113  
Bureau of Street Lighting  
Street Tree Division & 1 Map

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

CP-1809 (03-01-01)

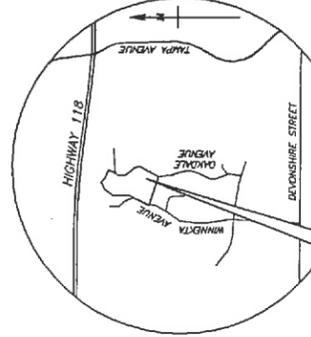
**LEGEND**

- ..... PROPERTY/BOUNDARY LINE
- ..... STREET R/W LINE
- ..... CENTER LINE
- ..... OVERHEAD POWER LINE
- ..... GAS LINE
- ..... WATER LINE
- ..... CONC. BLOCK WALL
- ..... EDGE OF ASPHALT PAVING
- ..... BUILDING LINE
- ..... CHAINLINK FENCE
- ..... ASPHALT CONCRETE (PDRIVEWAY)
- ..... CONCRETE BLOCK RETAINING WALL
- ..... CONCRETE BLOCK WALL
- ..... CONCRETE LINE
- ..... CENTER LINE
- ..... DIAMETER
- ..... ELEVATION
- ..... FIRE HYDRANT
- ..... LEAD & TACK
- ..... SANITARY SEWER MANHOLE
- ..... TYPICAL
- ..... WROUGHT IRON
- ..... WATER METER
- ..... WATER VALVE
- ..... FINISHED SURFACE
- ..... TOTAL EXPOSED WALL
- ..... FIRE HYDRANT
- ..... SEWER MANHOLE
- ..... POWER POLE
- ..... TREE W/TRUNK DIAMETER
- ..... SPOT ELEVATION
- ..... CENTER LINE
- ..... DIRECTION OF WATER DRAINAGE FLOW
- ..... PROPERTY ADDRESS
- ..... WATER METER
- ..... WATER VALVE
- ..... PROPOSED PARCEL NUMBER



**PAVED SWALE (TOP OF SLOPE)**

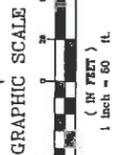
NO SCALE



**PROJECT SITE**

**VICINITY MAP**

NOT TO SCALE



**COMMENTS**

- BOUNDARY ESTABLISHMENT . . . BOUNDARY LINES ESTABLISHED PER TITLE REPORT.
- TITLE REPORT . . . . . FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE ORDER NO. 19437604 DATED OCTOBER 3, 2005.
- BASIS OF BEARINGS . . . . . THE BEARING 72°43'20" PER THE NORTHERLY LINE TO THE CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, T4N, R10E, S12 TO LETLAND HUGHES RECORDS IN BK 200, PG. 28 OFFICIAL RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- OWNER . . . . . MARILYN S. GREWAL  
26912 WHITE HORSE ROAD  
CANYON COUNTRY, CA 91331
- ASSESSOR PARCEL NO. . . . . 2708-020-006
- EXISTING LOT . . . . . 11.66 AC
- PROPOSED PARCELS . . . . . PARCEL 1 = 2.68 AC  
PARCEL 2 = 2.95 AC  
PARCEL 3 = 3.27 AC  
PARCEL 4 = 2.68 AC
- ZONING . . . . . A1-1 (EXISTING)  
A2-1 (PROPOSED)
- BENCH MARK . . . . . COUNTY OF LOS ANGELES BENCH MARK NO. 04-02782  
4.5' SOUTH OF SOUTH CURB OF DEVONSHIRE STREET  
AND 2' EAST OF BCR, EAST OF WINNETKA AVENUE.  
ELEVATION (854.11)
- OAK TREES . . . . . THERE ARE NO OAK TREES ON SITE.
- UTILITY PROVIDERS . . . . . ELECTRIC - DEPARTMENT OF WATER AND POWER  
GAS - SOUTHWEST GAS COMPANY  
WATER - DEPARTMENT OF WATER AND POWER  
SEWER - CITY OF LOS ANGELES  
CABLE - 7  
PHONE - VERIZON

DESIGNED BY: SFK	APPROVED BY: WJR
DRAWN BY: SFK	CHECKED BY: WJR
REVISIONS:	
DATE: 11-29-05	BY: DATE
SCALE: 1"=50'	
JOB NUMBER: 2354	

**LEGAL DESCRIPTION**

THOSE PORTIONS OF SECTION 9 AND 16, TOWNSHIP 2 NORTH, RANGE 15 WEST, IN RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

*PM and the accompanying geological and soils engineering reports dated 08/21/05 & 08/16/05 are acceptable for the initial filing with the Department of City Planning.*

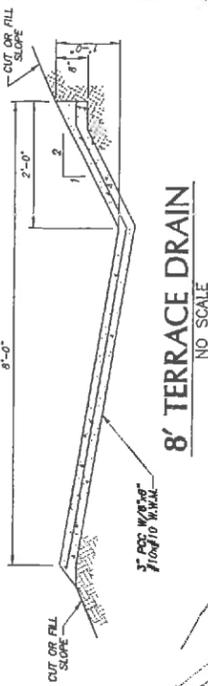
*M.S.*

**PARCEL 1** 2.58 ACRES

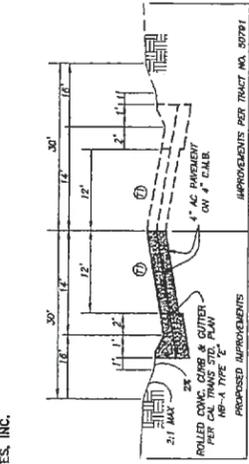
**PARCEL 2** 2.95 ACRES

**PARCEL 3** 3.27 ACRES

**PARCEL 4** 2.68 ACRES



**8' TERRACE DRAIN**  
NO SCALE



**PRIVATE DRIVE AND FIRE LANE**  
NO SCALE

TENTATIVE MINOR LAND DIVISION  
MAP NUMBER (XXXXXX)

PLAN PREPARED IN THE OFFICES OF:  
**WILLIAM ROSE & ASSOC., INC.**  
25141 RYE CANYON LOOP  
SANTA CLARITA, CALIFORNIA 91355  
(818)295-3690 FAX(818)294-1245

CLIENT:  
RAVINDER S. GREWAL  
17100 PIONEER BLVD, SUITE #425  
ARTESIA, CA 90701

PROJECT:  
10600 OAKDALE AVENUE  
LOS ANGELES, CA

SHEET TITLE:  
**TENTATIVE PARCEL MAP NO. XXXXXX**



G. WILLIAM ROSE, L.S. 3479  
WILLIAM ROSE & ASSOCIATES  
LICENSE EXPIRES JUNE 30, 2006

TENTATIVE TRACT NO. 56791

PARCEL MAP NO. 5662  
BK 181 PGS. 60-63