

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

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

August 23, 2019

AG PLUMMER, LLC (O)  
c/o Arnold Gutierrez  
14556 W. Nordhoff Street  
Panorama City, CA 91402

Chris Nassiri (R)  
Iacobellis & Associates, Inc.  
11145 N. Tampa Avenue 15-B  
Northridge, CA 91326

RE: **VTT-71232-SL**

Related Case: CPC-2016-1168-GPA-ZC-BL  
and Ordinance No. 184,848

Address: 14701-14719 West Plummer Street  
Mission Hills - Panorama City - North Hills  
Planning Area

Zone : RA-1

DM: 198B149; 201B149

C.D.: 6

CEQA: ENV-2016-1169-MND

Legal: See Attached Exhibit A

**EXTENSION OF TIME**

On August 30, 2016, the Deputy Advisory Agency conditionally approved **VTT-71232-SL** for a maximum of 28 single-family small lots. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 1 of the Government Code and Section 17.07 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants an extension of time of six (6) years from the expiration date of August 29, 2019 for the recording of the final map for VTT-71232-SL located at 14701-14719 W. Plummer Street, in the Mission Hills - Panorama City - North Hills Community Plan Area.

Pursuant to AB 116, all maps are automatically granted an additional two (2) years as long as those maps were approved after January 1, 2000 and have not expired on or before July 11, 2013.

Therefore, the subject map is granted an extension of time of a total of eight (8) years. The new expiration date for the subject map is **August 29, 2027** and no further extension of time can be granted.

VINCENT P. BERTONI, AICP  
Director of Planning

ROBERT Z. DUENAS  
Deputy Advisory Agency  
VPB:BZD:HLA  
cc:Councilperson Nury Martinez  
Sixth Council District

NOTE: IF THERE IS A RELATED CASE WITH YOUR TRACT/PARCEL MAP, THIS EXTENSION WILL NOT EXTEND THE RELATED CASE APPROVAL.

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<http://planning.lacity.org>

Decision Date: August 30, 2016

Appeal Period Ends: September 9, 2016

Arnold Gutierrez (A)(O)  
AG Plummer, LLC  
14556 Nordhoff Street  
Panorama City, CA 91402

Ronald Cargill (R)  
Cargill Planning  
1481 Paradise Island Lane  
Banning, CA 92220

Thomas Iacobellis, PLS 4547 (E)  
Iacobellis and Associates, Inc  
11145 Tampa Avenue, #15B  
Northridge, CA 91326

RE: Vesting Tentative Tract Map No. 71232-SL  
Related Case: CPC-2016-1168-GPA-ZC-BL  
Address(s): 14701-14719 West Plummer  
Street  
Mission Hills – Panorama City – North Hills  
Planning Area  
Zone : RA-1  
D. M. : 198B149; 201B149  
C. D. : 6  
CEQA : ENV-2016-1169-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 71232-SL, located at 14701 – 14719 West Plummer Street for a maximum of **twenty-eight (28) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated April 5, 2016 in the Mission Hills – Panorama City – North Hills Community Plan. This unit density is based on the requested RD3-1. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a partial future elbow section be dedicated at the intersection of the Novice and Cedros Avenue on an alignment satisfactory to the Valley District Engineering Office.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00678 expediting and Work Order No.E1908019 this project be paid.
7. That if necessary arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into their existing flood control channel (Pacoima Wash)adjoining the tract.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall comply with any requirements with the Department of Building and Safety, Grading Division for the recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. 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.

- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Lots 19 and 28 do not comply with the minimum 15 ft. front yard setback along Novice Street after required street dedication is taken as required for the Proposed **(T)(Q)RD3-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- d. Lots 1, 13 and 20 shall comply with 24 ft. Building Line or obtain City Planning approval for removal of 24 ft. Building Line prior to obtaining Zoning clearance.
- e. Provide a copy of CPC case CPC-2016-1168-GPA-ZC-BL. Show compliance with all the conditions/requirements of the CPC case as applicable.
- f. Zone Change must be recorded prior to obtaining Zoning clearance.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

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

Front yard projections shall comply with LAMC 12.22 C.20.

Trash/Recycle enclosure and location to be approved by Advisory Agency.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan

check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

## **DEPARTMENT OF TRANSPORTATION**

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
  - b. A minimum of 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the DOT.
  - c. 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. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
  - d. That the 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.

Please contact this section at (818) 374-4691 for any questions regarding the above.

## **FIRE DEPARTMENT**

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

- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. 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.
- d. 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 be less than 28 feet in width.
- e. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- f. 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.
- g. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units
- h. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- i. Submit plot plans indicating access road and turning area for Fire Department approval.
- j. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- k. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- l. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- m. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- n. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

- o. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- p. Standard cut-corners will be used on all turns.
- q. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- r. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- s. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- t. Private roadways for general access use shall have a minimum width of 20 feet.
- u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- v. 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.
- w. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- x. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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.

#### **DEPARTMENT OF WATER AND POWER**

- 12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

**BUREAU OF STREET LIGHTING**

13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

**BUREAU OF SANITATION**

14. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

15. 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, 12<sup>th</sup> Floor, Los Angeles, CA 90012, 213 922-8363.

**DEPARTMENT OF RECREATION AND PARKS**

16. That the Quimby fee be based on the RD3-1 Zone.

**URBAN FORESTRY DIVISION**

17. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and Urban Forestry Division, Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible. An on-site 1:1 replacement shall be required for the unavoidable loss of any desirable on-site trees.
18. Plan street trees and remove an 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 subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

**Note:** All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077.

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

19. 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 twenty-eight (28) small lots.
  - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 71232-SL shall not be issued until after the final map has been recorded.
  - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
  - d. Provide a minimum of 9 off-street guest parking spaces. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.
  - e. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
  - f. No vehicular gates shall be permitted within the development.
  - g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - h. 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.
  - i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
  - j. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- k. 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.

**Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

In the event that **CPC-2016-1168-GPA-ZC-BL** is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.

Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	Side (East)	Side (West)	Rear
1	20'-4"	17'	6'-5"	0'
2	0'	17'	6'-4"	3'-1"
3	3'-1"	17'	6'-3"	0'
4	0'	17'	6'-2"	3'-1"
5	3'-1"	17'	6'-2"	0'
6	0'	17'	6'-1"	3'-1"
7	3'-1"	17'	6'	0'
8	0'	17'	5'-11"	4'-4"
9	10'	31'-8"	5'-1"	0'
10	10'	22'-6"	5'-2"	0'
11	10'	22'-7"	5'-3"	3'-11"
12	16'-11"	5'	5'	88'-8"
13	20'-8"	21'-11"	29'	0'
14	0'	21'-11"	29'	3'-2"
15	3'-2"	29'	21'-11"	0'
16	0'	29'	21'-11"	24'-2"
17	24'-2"	29'	21'-11"	0'
18	0'	29'	21'-11"	16'-8"
19	15'-11"	17'-5"	34'	5'
20	20'	6'-1"	17'	0'
21	0'	6'-2"	17'	3'-2"
22	3'-2"	6'-2"	17'	0'
23	0'	6'-2"	17'	3'-2"
24	3'-2"	6'-2"	17'	0'
25	0'	6'-2"	17'	3'-2"
26	3'-2"	6'-2"	17'	0'
27	0'	6'-7"	17'	8'-6"
28	8'-6"	6'-8"	17'	10'-4"

20. Prior to the issuance of a building permit or the recordation of the final map, a copy of **CPC-2016-1168-GPA-ZC-BL** shall be submitted to the satisfaction of the Advisory Agency. In the event that **CPC-2016-1168-GPA-ZC-BL** is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.
21. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- 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 judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (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. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

## **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

23. 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:

MM-1. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

MM-2. **Tree Removal (Locally Protected Trees).**

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for

review and approval (213-847-3077), prior to implementation of the Report's recommended measures.

- c. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- d. Bonding (Tree Survival):
  - i. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
  - ii. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
- e. A minimum of four trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

**MM-3. Tree Removal (Public Right-of-Way).**

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban

Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).

- c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
  - d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
24. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:
- CM-1. **Cultural/Historic Resources.** Prior to any ground disturbance and/or grading activities, a Native American Monitor shall be secured through the Fernandeno Tatviam Band of Mission Indians in order to determine the presence of, and proper treatment of Native American resources potentially occurring on the project site. The Native American Monitor shall be present during all ground disturbance and/or grading activities. Should the project involve more than one grading unit occurring simultaneously, an additional monitor per grading unit shall be required.
  - CM-2. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fences shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

#### **DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT CONDITIONS**

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City

Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1, 4:1 for protected trees, basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077 and shall be in compliance with Condition No. 17, 18, and 23 MM-2.

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

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary

topography of adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.

- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - i. Construct new street light: one (1) on Cedros Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Plummer St.
- (d) 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 Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - i. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map for proper drainage patterns construction of private or public storm drain system and capacity study for the existing drainage system in Novice Avenue may be necessary to drain the proposed public street to an outlet satisfactory to the City Engineer.
  - ii. Improve Plummer Street adjoining the tract by the reconstruction of the existing concrete sidewalk to complete a full-width concrete sidewalk with tree wells and including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
  - iii. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the

tract action. However the existing or proposed zoning may not permit this density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

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

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-1169-MND on August 4, 2016. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (light);
- Biological Resources (tree removal);
- Cultural Resources;
- Public Services (police protection);

The Deputy Advisory Agency adopts that Mitigated Negative Declaration No. ENV-2016-1169-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 23, 24, and SL-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily 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 potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the

Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-1169-MND.

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

In connection with the approval of Vesting Tentative Tract Map No. 71232-SL, 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 project site is located within the Mission Hills – Panorama City – North Hills Community Plan, one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Residential land use designation, which lists the following corresponding zones: RE9, RS, R1, and RU. The project site is currently zoned RA-1. The proposed tract map is for a small lot subdivision pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-C,27. As small lot subdivisions are only permitted in zones which permit multi-family development and within the P Zones, the applicant has requested a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan to amend the land use designation from Low Residential to Low Medium I Residential. The Low Medium I Residential land use designation lists the following corresponding zones: R2, RD3, RD4, RD5, RD6, RZ2, RZ4, RU, and RW1. In conjunction with the General Plan Amendment, the applicant has requested a Zone Change from RA-1 to RD3-1.

The Zoning Code implements the goals, objectives, and policies of the Community Plan through zoning regulations which regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The requested RD3 Zone would permit one dwelling per 3,000 square feet of lot area, for a maximum of 28 dwelling units at the project site. The site is not located within a specific plan, community design overlay, or interim control ordinance area.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05 requires that the vesting tentative tract map complies with the design requirements of the General Plan. As defined by the Subdivision Map Act and LAMC Section 17.03, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The tract map, as prepared by Thomas Iacobellis (P.L.S. 4574), indicates the location of common access easements for vehicular access and frontage for each of the small lots and meets the minimum lot size and width requirements of LAMC Section 12.22-C,27. Additionally the map indicates the location of utilities and public right-of-ways.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). As such, the Advisory Agency concludes that the proposed tract map is consistent 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.**

The design and improvement of the proposed subdivision are consistent with the Mission Hills – Panorama City – North Hills Community Plan and are not subject to any Specific Plan requirements. The project is bounded by Plummer Street to the south. Plummer Street is designated as an Avenue II and is currently dedicated to a width of 86 feet at the project site's street frontage. To the north, the site is bounded by Novice Street, which is a designated Local Street – Standard. The street is dedicated to a width of 30 feet at the project site's street frontage. Cedros Avenue, a designated Local Street – Standard, is a north-south street which terminates at Novice Street at the northeast corner of the project site.

For the purposes of approving a small lot subdivision, as defined by the Subdivision Map Act and LAMC Section 17.03, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. As proposed, the tract map indicates a common access easement which would provide vehicular access to the eighteen small lots. The Bureau of Engineering has recommended dedication and improvement requirements to the public right-of-way. Additionally, recommendations from the Bureau of Engineering include construction of the necessary on-site mainline sewers. The Bureau of Street Lighting has recommended the installation of a street light along Cedros Avenue and to relocate and upgrade two street lights along Plummer Street if the street is to be widen per the Bureau of Engineering. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site consists of approximately 86,366 square feet of land, is currently improved with two single family dwellings and accessory buildings. There are currently twenty-seven trees on-site, four of which have been identified as protected trees (Southern California Black Walnut). The existing structures and twenty-five trees would be removed as part of the proposed project, maintaining two of the protected trees. The Community Plan designates the project site for residential development. Although the applicant is requesting a General Plan Amendment and Zone Change to allow for a small lot subdivision, the site will be

developed with housing, as designated by the Community Plan. The project site is located within 2.71 kilometers of the Northridge Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane zone, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

To the north and east, the surrounding properties have a land use designation of Low Residential and are zoned either RS-1, RA-1, or (Q)RD3-1. At the northern most portion of the site, the site is bounded by the Pacoima Wash. The properties are developed with either single-family or multi-family dwellings. Properties to the south, across Plummer Street, are zoned RA-1 and are developed with single family dwellings. To the west, the adjacent property is zoned (T)(Q)RD3-1, with the "Q" Condition limiting the development of the site to a maximum of 36 dwelling units.

The project site has a land use designation of Low Residential and is zoned RA-1. Although the RA-1 Zone is not a corresponding zone of the land use designation, the Community Plan considers more restrictive zones to be consistent. The applicant has requested a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan to amend the land use designation from Low Residential to Low Medium I Residential and a Zone Change from RA-1 to RD3-1. As proposed, the project would be an infill development on a project site that is located within proximity to a commercial corridor located to the east along Van Nuys Boulevard. Although there are properties which are zoned for and are developed with single-family dwellings, development patterns along Plummer Street to the east of the site have indicated a transition towards multi-family development. The requested Zone Change would permit a maximum of twenty-eight dwelling units on the project site, or one dwelling per 3,000 square feet of lot area. As proposed, the density would be consistent with the requested zone and land use designation. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

**HABITAT.**

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, animal life is concerned. The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish or wildlife. The project would remove twenty-five of the twenty-seven existing trees on-site. However, mitigation measures have been incorporated to mitigate the potential loss of protected trees on-site. Additionally, the project would be required to comply with existing regulations as it pertains to habitats for wildlife. On August 4, 2016, the City Planning Department issued Mitigated Negative Declaration No. ENV-2016-1169-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

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

- (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 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.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 71232-SL.

Vincent P. Bertoni, AICP  
Advisory Agency



HENRY CHU  
Deputy Advisory Agency

HC:MS

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213 482-7077

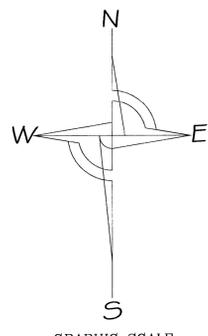
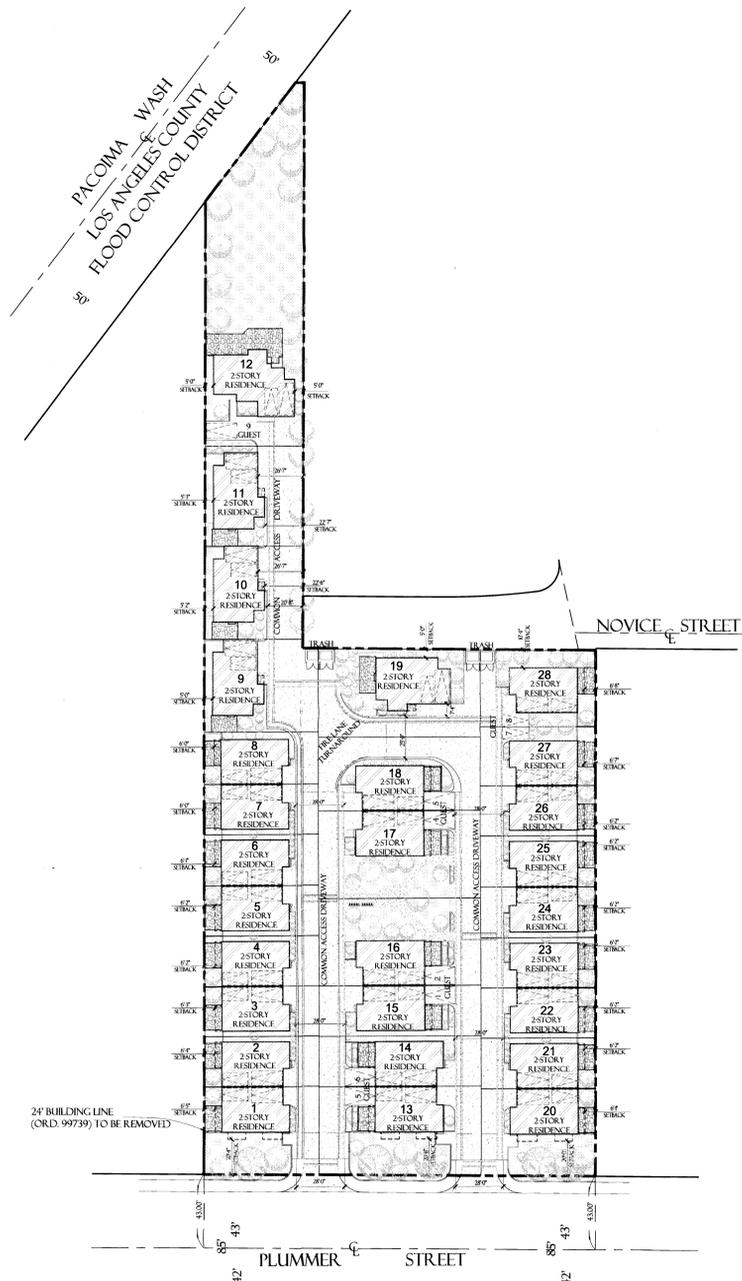
Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Blvd., Room 251  
Van Nuys, CA 91401  
818 374-5050

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

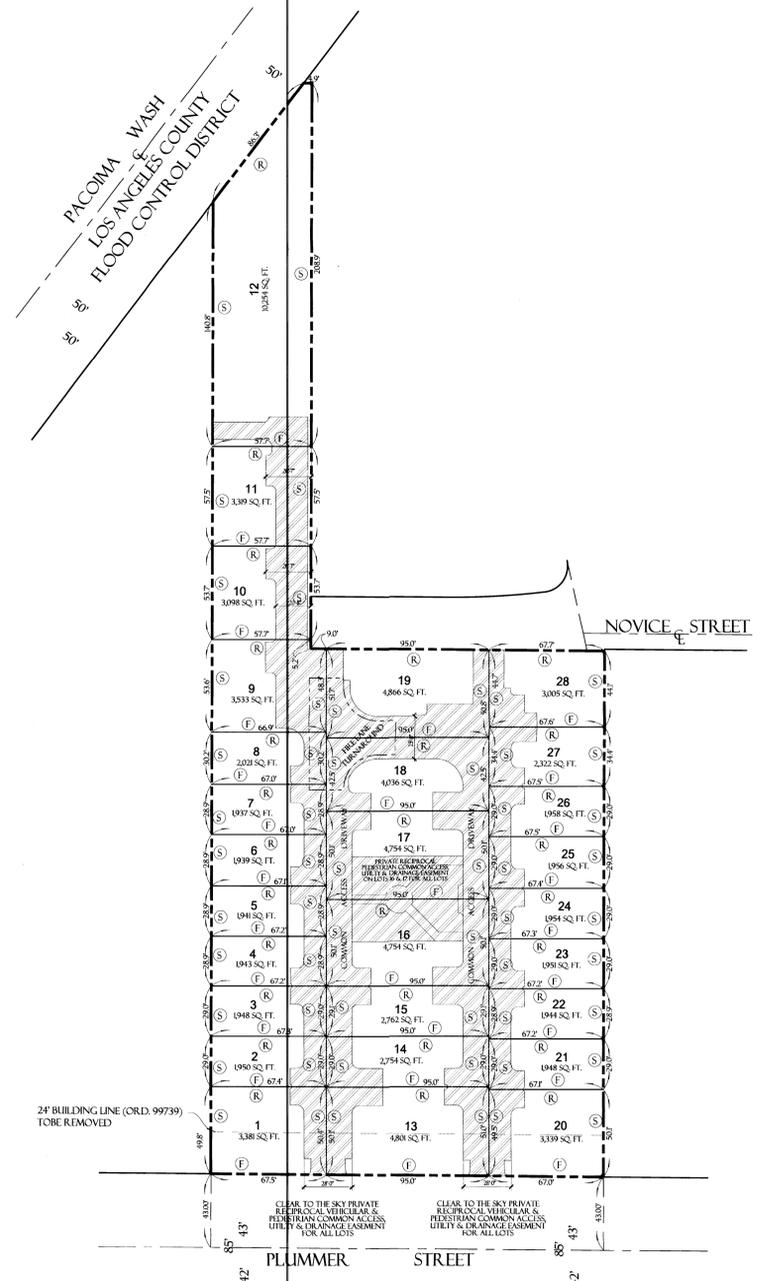
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California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

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

# PROPOSED DEVELOPMENT



# LOT & EASEMENT DETAIL



SETBACK SUMMARY		FRONT STREET: PLUMMER ST.		
LOT 1	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	20'-4"	FRONT YARD	20'-8"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	28'-8"
	WEST SIDE YARD	6'-5"	WEST SIDE YARD	29'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 2	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	28'-8"
	WEST SIDE YARD	6'-4"	WEST SIDE YARD	29'-0"
	REAR YARD	3'-2"	REAR YARD	3'-2"
LOT 3	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-2"	FRONT YARD	3'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-3"	WEST SIDE YARD	28'-8"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 4	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	28'-8"
	REAR YARD	3'-1"	REAR YARD	2'-2"
LOT 5	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	2'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	28'-8"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 6	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-1"	WEST SIDE YARD	28'-8"
	REAR YARD	3'-1"	REAR YARD	10'-8"
LOT 7	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	19'-8"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	17'-5"
	WEST SIDE YARD	6'-0"	WEST SIDE YARD	34'-0"
	REAR YARD	0'-0"	REAR YARD	5'-0"
LOT 8	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	20'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	6'-1"
	WEST SIDE YARD	5'-8"	WEST SIDE YARD	17'-0"
	REAR YARD	4'-4"	REAR YARD	0'-0"
LOT 9	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	38'-8"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-1"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	3'-2"
LOT 10	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 11	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	22'-7"	EAST SIDE YARD	6'-7"
	WEST SIDE YARD	5'-3"	WEST SIDE YARD	17'-0"
	REAR YARD	3'-8"	REAR YARD	8'-6"
LOT 12	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-8"	FRONT YARD	8'-6"
	EAST SIDE YARD	5'-0"	EAST SIDE YARD	6'-8"
	WEST SIDE YARD	5'-0"	WEST SIDE YARD	17'-0"
	REAR YARD	MAX=45'-9" MIN=8'-8"	REAR YARD	10'-4"
LOT 13	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	28'-8"
	WEST SIDE YARD	6'-5"	WEST SIDE YARD	29'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 14	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	28'-8"
	WEST SIDE YARD	6'-4"	WEST SIDE YARD	29'-0"
	REAR YARD	3'-2"	REAR YARD	3'-2"
LOT 15	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-2"	FRONT YARD	3'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-3"	WEST SIDE YARD	28'-8"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 16	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	28'-8"
	REAR YARD	3'-1"	REAR YARD	2'-2"
LOT 17	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	2'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	28'-8"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 18	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-1"	WEST SIDE YARD	28'-8"
	REAR YARD	3'-1"	REAR YARD	10'-8"
LOT 19	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	19'-8"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	17'-5"
	WEST SIDE YARD	6'-0"	WEST SIDE YARD	34'-0"
	REAR YARD	0'-0"	REAR YARD	5'-0"
LOT 20	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	20'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	6'-1"
	WEST SIDE YARD	5'-8"	WEST SIDE YARD	17'-0"
	REAR YARD	4'-4"	REAR YARD	0'-0"
LOT 21	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	38'-8"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-1"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	3'-2"
LOT 22	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 23	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	38'-8"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-1"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	3'-2"
LOT 24	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 25	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 26	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 27	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	22'-7"	EAST SIDE YARD	6'-7"
	WEST SIDE YARD	5'-3"	WEST SIDE YARD	17'-0"
	REAR YARD	3'-8"	REAR YARD	8'-6"
LOT 28	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-8"	FRONT YARD	8'-6"
	EAST SIDE YARD	5'-0"	EAST SIDE YARD	6'-8"
	WEST SIDE YARD	5'-0"	WEST SIDE YARD	17'-0"
	REAR YARD	MAX=45'-9" MIN=8'-8"	REAR YARD	10'-4"

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP  
APR 05 2015

REVISED MAP     FINAL MAP UNIT  
 TIME EXTENSION     SUPERVISOR AGENCY  
 FILING FEE: \_\_\_\_\_ DIVISION OF LAND

OWNER:  
 A.C. PLUMMER, LLC  
 C/O ARNALDO GUERRERZ  
 1656 NORDHOFF STREET  
 PANORAMA CITY, CA 91402  
 (818) 262-7431

PREPARED UNDER  
 THE DIRECTION OF:  
 THOMAS D. IACOBELLIS "PLS 4574"  
 IACOBELLIS & ASSOCIATES INC.  
 1185 TAMPA AVENUE, SUITE 19 B  
 NORTHridge, CA 91326  
 (818) 366-9222

WESTING TENTATIVE TRACT MAP NO. 71232  
 FOR SMALL LOT SUBDIVISION PURPOSES

IACOBELLIS & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 SURVEYS - SUBDIVISIONS - PHOTOGRAMMETRY  
 1185 TAMPA AVENUE STE 19B, NORTHridge, CA 91326 PH 818-366-9222 FAX 818-366-4813

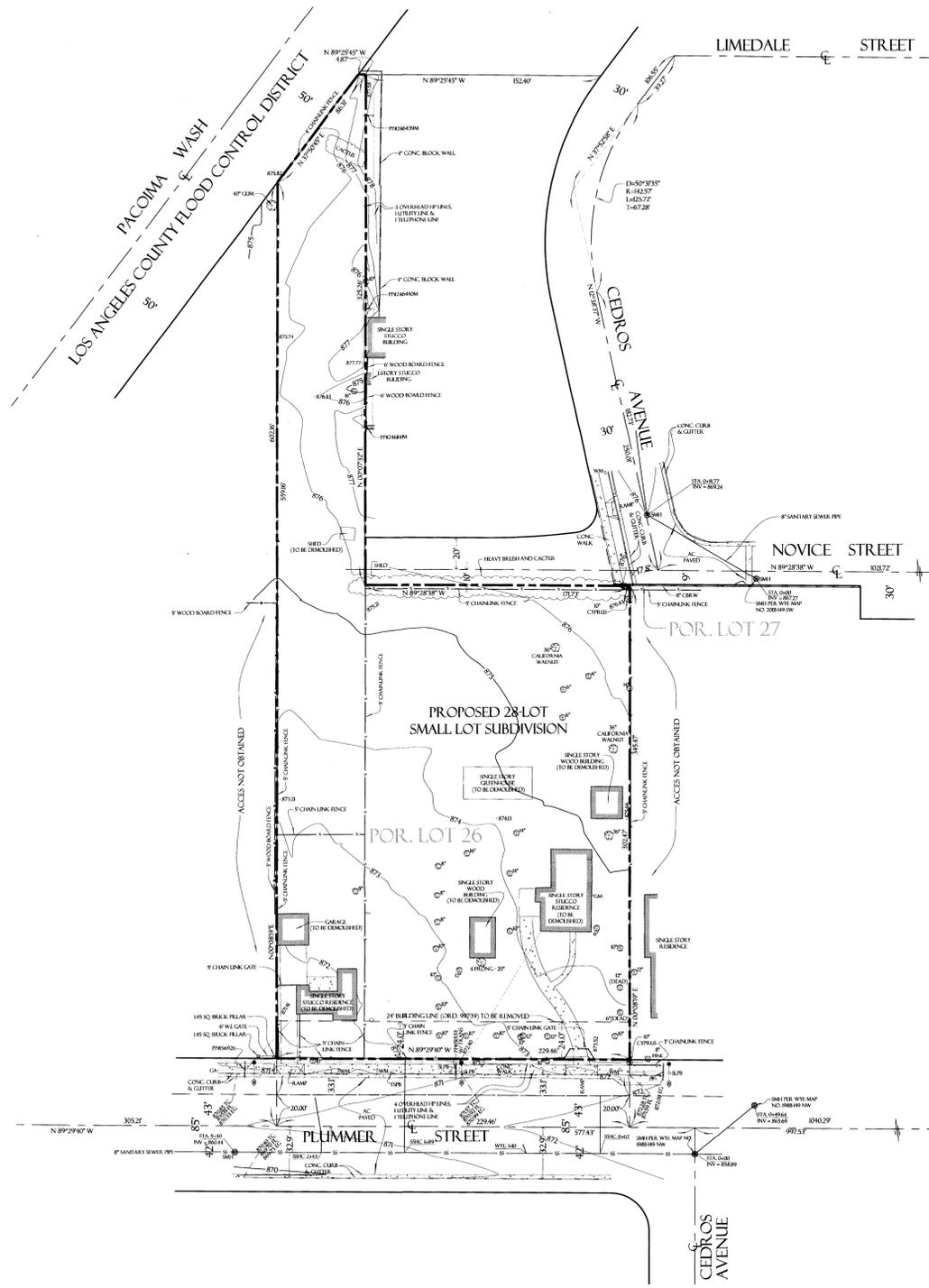
DATE: 3-31-16  
 PROJECT NO.: 09-133  
 DRAFTED BY: J11  
 CHECKED BY: J11  
 SHEET NO.: 2 OF 2

# ELEVATION PLANS

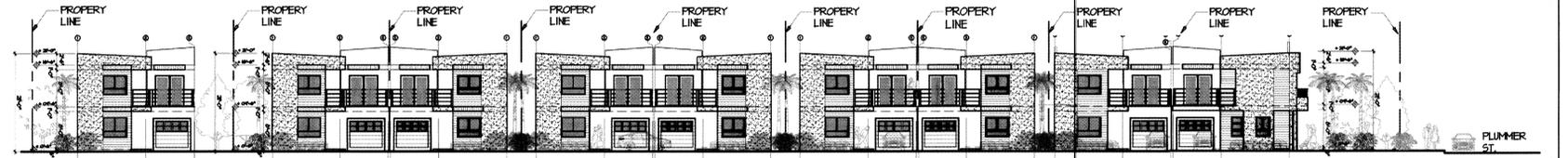
NOT TO SCALE  
SITE ELEVATION 1



## EXISTING SITE



## SITE ELEVATION 2



## PLUMMER ELEVATION



### SURVEYOR'S NOTES:

- GROSS SITE AREA: 96,234.92 FT. OR 2.21 ACRES  
NET SITE AREA: 86,366.72 SQ. FT. OR 1.972 ACRES  
NO DEDICATIONS INDICATED (SEE NOTE BELOW)
- PROTECTED TREES: SEE TREE REPORT
- TREES TO BE REMOVED: ALL TREES ON SITE TO BE REMOVED.
- SITE ADDRESS: 1479 PLUMMER STREET, LA CA 91402
- PROPOSED DEVELOPMENT:  
NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD3 ZONE, PURSUANT TO ORDINANCE NO. 176,354.  
28 LOT SMALL LOT SUBDIVISION WITH 63 TOTAL PARKING SPACES INCLUDING 26 RESIDENT PARKING SPACES (2 PER UNIT) AND 9 GUEST PARKING SPACES.  
PROPOSED HEIGHT OF BUILDINGS: 2-STORIES, 21'0" / 22'0" / 23'0"  
TRASH: ALL UNITS DEPOSIT GARBAGE IN JOINT COLLECTION AREA AS INDICATED ON SITE PLAN. TRASH PICK UP SERVICE TO BE ARRANGED.
- ZONING:  
EXISTING: RA-1  
PROPOSED: (T)(Q) RD3-1  
GENERAL PLAN AMENDMENT:  
EXISTING: LOW DENSITY RESIDENTIAL  
PROPOSED: LOW MEDIUM DENSITY RESIDENTIAL
- DISTRICT MAP NO: 198 B 149 AND 201 B 149
- NOTE:  
THIS PROPERTY IS NOT LOCATED IN THE HILLSIDE AREA.  
THIS PROPERTY IS NOT LOCATED IN THE LIQUOR FACTORY AREA.  
THIS PROPERTY IS NOT LOCATED IN THE HIGH FIRE HAZARD SEVERITY ZONE.  
ACTIVE FAULT NEAR SOURCE ZONE: 2.67 KM FROM THE NORTHRIDGE FAULT ACCORDING TO MMS.
- HAZARDOUS AREAS: THERE ARE NO POTENTIAL HAZARDOUS AREAS ON SITE.  
10. PROPOSED SEWAGE DISPOSAL: EXISTING SANITARY SEWER IN PLUMMER STREET.
- DEDICATION:  
PLUMMER STREET: AVENUE II (SECONDARY HIGHWAY) - 60' (REQ)  
NO DEDICATION REQUIRED  
NOVICE STREET: LOCAL STREET - 60' (REQ)  
20' POTENTIAL DEDICATION & TURNAROUND.  
COUNCIL OFFICE AND NEIGHBORHOOD COUNCIL OFFICE SUPPORT NOT TO DEDICATE / IMPROVE NOVICE STREET, EXISTING CONDITIONS AND IMPROVEMENTS TO REMAIN.

\* DEDICATIONS SHOWN HEREON ARE BASED ON NAVIGATE L.A. STREET & HIGHWAY STANDARDS AND ARE SUBJECT TO REVIEW BY BUREAU OF ENGINEERING AND DEPARTMENT OF TRANSPORTATION.

### LEGAL DESCRIPTION:

PARCEL 1:  
THE WEST 57 FEET OF THE EAST 1723 FEET OF LOT 26 OF TRACT NO. 1584, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 22, PAGE 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

PARCEL 2:  
THE EASTERLY 1473 FEET OF LOT 26 OF TRACT NO. 1584, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 22, PAGE 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

PARCEL 3:  
THE WESTERLY 5773 FEET OF THE EASTERLY 22946 FEET OF LOT 26 OF TRACT NO. 1584, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 22, PAGE 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.  
EXCEPT THE NORTHERLY 350 FEET THEREOF.

PARCEL 4:  
THE NORTHERLY 350 FEET OF THE WESTERLY 5773 FEET OF THE EASTERLY 22946 FEET OF LOT 26 OF TRACT NO. 1584, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 22, PAGE 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.  
EXCEPT THEREFROM THAT PORTION GRANTED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT BY GRANT DEED RECORDED 04 09 1994, AS INSTRUMENT NO. 98-198433, OF OFFICIAL RECORDS.

### CONCURRENT FILINGS:

- VESTING TENTATIVE TRACT MAP NO. 71232 FOR SMALL LOT SUBDIVISION PURPOSES.
- GENERAL PLAN AMENDMENT: FROM LOW RESIDENTIAL TO LOW MEDIUM DENSITY RESIDENTIAL.
- ZONE CHANGE: FROM RA-1 TO (T)(Q)RD3-1.
- BUILDING LINE REMOVAL: ORD. 99759

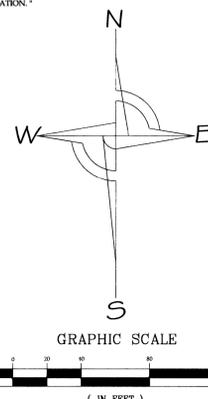
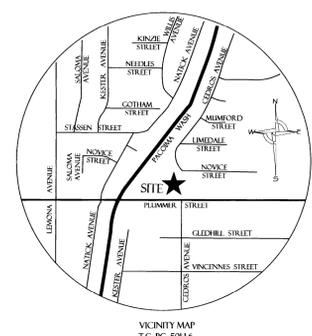
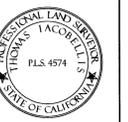
### LEGEND:

- CBRW CONCRETE BLOCK RETAINING WALL
- CBW CONCRETE BLOCK WALL
- CC CONCRETE CURB
- DC DEPRESSIONED CURB
- EC EDGE OF CURB
- ELEV ELEVATION
- FL FLOW LINE
- CA CITY ANCHOR
- GA GAS METER
- HP HIGH POWER
- PP POWER POLE
- SRFB STREET LIGHT FULL BOX
- SMH SOWER MANHOLE
- SS SANITARY SEWER STATION
- TC TOP OF CURB
- TRANS TRANSDUCER
- TRFB TRAFFIC SIGNAL FULL BOX
- TW TOP OF WALL
- WM WATER METER
- SGN SIGN
- MANHOLE
- TYPICAL TREE & TRUNK DIAMETER (DRUP LINE NOT INDICATED)
- AC PAVED
- CONCRETE PAVED
- BUILDING FOOTPRINT
- PROPOSED ENTRY
- FRONT YARD DESIGNATION
- SIDE YARD DESIGNATION
- REAR YARD DESIGNATION

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR PUBLIC REVIEW  
TENTATIVE MAP  
APR 05 2013  
REVISOR: [ ] FINAL MAP UNIT  
[ ] TIME EXTENSION  
DIVISION OF LAND

OWNER:  
AG PLUMMER, LLC  
GO ARNALDO GUTIERREZ  
1856 NORTHBOW STREET  
PANDORA, CA 94402  
(888) 262-7478

PREPARED UNDER:  
THE DIRECTION OF:  
THOMAS D. JACOBELLIS PLS 4574  
JACOBELLIS & ASSOCIATES INC.  
1845 TAMPA AVENUE, SUITE 158  
NORTH BRIDGE, CA 94638  
(888) 366-9222



DATE	REVISION

VESTING TENTATIVE TRACT MAP NO. 71232  
FOR SMALL LOT SUBDIVISION PURPOSES

JACOBELLIS & ASSOCIATES, INC.  
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1845 TAMPA AVENUE, STE. 158, NORTH BRIDGE, CA. 94626 PH 888-366-9222 FAX 888-366-4883

DATE: 3/31/16  
PROJECT NO: 09153  
DRAFTED BY: TJJ  
CHECKED BY: TH  
SHEET NO: 1 OF 2