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Decision Date: October 10, 2018

Appeal Period Ends: October 22, 2018

Al Leibovic (A)(O)
6705 Sepulveda, Inc.
21540 Plummer Street, Unit B
Chatsworth, CA 91311

Armin Gharai (E)
GA Engineering, Inc.
6747 Odessa Avenue, Suite 204
Van Nuys, CA 91406

RE: Vesting Tentative Tract Map No.: 77179-SL
Address: 6705, 6719, & 6725 North
Sepulveda Boulevard
Community Plan: Van Nuys – North
Sherman Oaks
Existing Zone: [Q]RD1.5-1-RIO
Council District: 6 - Martinez
CEQA No.: ENV-2018-1046-CE

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. 77179-SL, located at 6705, 6719, & 6725 North Sepulveda Boulevard for a maximum of **30 small lot homes** for the purposes of a Small Lot Subdivision as shown on map stamp-dated February 26, 2018 in the Van Nuys – North Sherman Oaks Community Plan Area. This unit density is based on the existing RD1.5 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the 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 5-foot wide strip of land be dedicated along Sepulveda adjoining the tract to complete a 55-foot wide half public right-of-way in accordance with Boulevard II

of the LA Mobility Plan Standards. Additional 20-foot radius property line returns be dedicated at the intersections with Archwood Street and Lemay Street.

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. **EXT00760** and Work Order No. **E1908246** expediting this project be paid.

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

7. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report. (7006.1)
8. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
9. The infiltration facility design and construction shall comply with the minimum requirements specified in the Information Bulletin P/BC 2014-118.
10. The construction of the infiltration system shall be provided under the inspection and approval of the soils engineer.
11. An overflow outlet shall be provided to conduct water to the street in the event that the infiltration system capacity is exceeded. (P/BC 2014-118)
12. Approval for the proposed infiltration system from the Bureau of Sanitation, Department of Public Works shall be secured.
13. A minimum distance of 10 feet (in any direction) shall be provided from adjacent

proposed/existing footings to the [discharge of the] proposed infiltration system. A minimum distance of 10 feet horizontally shall be provided from private property lines to the proposed infiltration system.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

14. 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. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - 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. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - d. Revise and dimension proposed setbacks on the map and reflect all setbacks on the setback matrix.
 - e. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

This property is located in a Liquefaction Zone.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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 Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

15. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. Sepulveda Boulevard is a designated Boulevard II (Major Highway Class II) in the Mobility Plan 2035 of the City of Los Angeles. Access to Sepulveda Boulevard shall be prohibited. Access shall be taken from Archwood Street and/or Lemay Street.
 - b. Two-way driveway apron width of $W=30$ feet is required for the common access driveway.
 - c. A minimum 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of DOT.
 - d. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - e. 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.

If you have any questions, you may contact Taghi Gharagozli at 818-374-4699.

FIRE DEPARTMENT

16. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - 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. Submit plot plans indicating access road and turning area for Fire Department approval.
 - h. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - i. 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.
 - j. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - k. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - l. 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.

- m. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- n. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- o. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- p. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- q. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- r. 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.

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 within 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

- 17. 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

- 18. 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

19. 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).)

DEPARTMENT OF RECREATION AND PARKS

20. That the requirements of LAMC 12.33 be fulfilled through a Park Fee. The Park Fee paid to the Department of Recreation and Parks shall be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

22. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 77179SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of 30 small lots.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
 - d. Provide a minimum of six (6) off-street guest parking spaces. Guest Parking spaces shall be provided in compliance with the Department of Building and Safety. 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 8-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. All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
- g. Pedestrian Connectivity and Access.
 - i. Pedestrian pathways of a minimum width of 3 feet shall be provided from the rights-of-way to all primary entryways and common areas, including the community open space area, guest parking, and mailboxes.
 - ii. A pedestrian pathway located within or parallel to the common access driveways shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.
 - iii. Pedestrian access to Sepulveda Boulevard, Lemay Street, and Archwood Street shall be provided.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. 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.
- j. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- k. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- l. A Maintenance Agreement 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 agreement and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement 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.
- m. 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 considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the side and rear yards of the entire subdivision measure less than 5 feet in width.

Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	Rear	Side	Side
1	6'	9.5'	5' (N)	2" (S)
2	6'	9.5'	2" (N)	2" (S)
3	6'	9.5'	2" (N)	2" (S)
4	6'	9.5'	2" (N)	2" (S)
5	6'	9.5'	2" (N)	10.25' (S)
6	6'	9.5'	10.25' (N)	2" (S)
7	6'	9.5'	2" (N)	2" (S)
8	6'	9.5'	2" (N)	2" (S)
9	6'	9.5'	2" (N)	2" (S)
10	6'	9.5'	2" (N)	5' (S)
11	7'	9.5'	15' (N)	2" (S)
12	7'	9.5'	2" (N)	2" (S)
13	7'	9.5'	2" (N)	2" (S)
14	7'	9.5'	2" (N)	2" (S)
15	7'	9.5'	2" (N)	10.25' (S)
16	7'	9.5'	10.25' (N)	2" (S)
17	7'	9.5'	2" (N)	2" (S)
18	7'	9.5'	2" (N)	2" (S)
19	7'	9.5'	2" (N)	2" (S)
20	7'	9.5'	2" (N)	15' (S)
21	7'	22.33'	15' (N)	2" (2)
22	7'	22.33'	2" (N)	2" (2)
23	7'	22.33'	2" (N)	2" (S)
24	7'	22.33'	2" (N)	2" (S)
25	7'	22.33'	2" (N)	10.25' (S)
26	7'	22.33'	10.25' (N)	2" (S)
27	7'	22.33'	2" (N)	2" (S)
28	7'	22.33'	2" (N)	2" (S)
29	7'	22.33'	2" (N)	2" (S)
30	7'	22.33'	2" (N)	15' (S)

23. 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.

24. 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 \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (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-STANDARD SMALL LOT HOME CONDITIONS

SL-1. That approval of this tract constitutes approval of model home uses in the [Q]RD1.5-1-RIO Zone, 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 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 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site and shall include the following features.

- a. All areas of the property not covered by buildings, driveways, or walkways shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover, in place of turf grass.
- b. Any proposed trees shall be shade bearing.

- c. Landscape plans shall organize plants into groupings in accordance to proposed water needs.
- d. Landscape plans shall incorporate shade trees and ornamental landscaping that define an edge and increases visual interest in the public and private realms of the development.
- e. Trees, shrubs, and vines shall be planted between property lines where appropriate.

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 2010.

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.

- (1) Construct new street lights: two (2) on Archwood Street and two (2) on Lemay Street. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Sepulveda Boulevard.
- (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 2010.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. Improve Sepulveda Boulevard being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a new 15-foot wide full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements.
 - ii. Improve Archwood Street and Lemay Street adjoining the subdivision by the removal of existing sidewalk and construction of 5-foot concrete sidewalks and landscaping of the parkways or 12-foot wide full-width concrete sidewalks with tree wells, including any necessary removal and reconstruction of existing improvements.
 - 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 17.05N.

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 has determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorical Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

The proposed project qualifies for a Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

- (a) THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION AND REGULATIONS.

The project is located within the adopted Van Nuys – North Sherman Oaks Community Plan area, and is designated for Low Medium II Residential land uses corresponding to the RD1.5, RD2, RW2, and RZ2.2 Zones. The property is zoned [Q]RD1.5-1-RIO, as such the applicant would be permitted to construct a maximum of 32 dwelling units on a lot with a net total of 47,290 square feet after dedications. The proposed project is comprised of 30 units. Pursuant to LAMC Section 12.21.1, while the project site is in Height District No. 1, and is subject to any height

limitation of 45 feet under LAMC Section 12.21.1.A, the [Q] condition on the zone limits the height of residential buildings to 35 feet, except roof structures (Ordinance 167939A-Area4-SA 191 B). LAMC Section 12.21.1.3 allows roof structures for the housing of elevators or stairways to exceed the height limit by no more than 10 feet. Based on the submitted plans, the height from the grade to the roofline of the proposed small lot homes is 35 feet. Roof structures containing stairways used to access roof decks are less than 10 feet in height. Therefore, the proposed project is in compliance with both the [Q] condition and LAMC Section 12.21.1.3. The project would meet parking, yard, open space, and landscaping requirements.

Consistent with the Van Nuys – North Sherman Oaks Community Plan, the 30-unit small lot subdivision would add single-family housing to Los Angeles' housing supply in a neighborhood which is conveniently located to a variety of community services.

- (b) THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

The subject property is located in a highly urbanized area exclusively within the City limit of Los Angeles. The project site is comprised of two parcels totaling 47,290 square feet (1.09 acres) in net area which is well within the five-acre threshold. The subject property is substantially surrounded by urban uses. The project site is surrounded by R4, RD1.5, R1, and C2 zoned properties, which are improved with single-family residential, multi-family residential, and commercial land uses.

- (c) THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.

The project is located within an established, fully developed, low-density residential neighborhood and not adjacent to any habitat for endangered, rare or threatened species. In addition, the project site has no value as a habitat for endangered, rare or threatened species.

- (d) APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

Based upon the existing mobility and circulation networks nearby the proposed project, the creation of dwelling units to the community will result in no significant traffic impacts. According to the Department of Transportation Referral Form, signed and dated July 10, 2018, the project will generate approximately 286 daily trips and will not result in any significant impacts related to traffic.

The project must comply with the adopted City of Los Angeles Noise Ordinances Nos. 144,331 and 161,574, as well as any subsequent Ordinances, which prohibit

the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed project will not result in any significant noise impacts.

The building construction phase includes the clearing and grading of the site, including the removal of eight existing trees, and construction of the proposed small lot homes on the subject property, which grading, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the Subject Property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM2.5 and PM10 emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NOx emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

Nevertheless, appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions

burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and construction of the project will not create any impact to water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

(e) **THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.**

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of 30 small lot homes.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 77179-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 Van Nuys – North Sherman Oaks Community Plan, one of 35 Community Plans which form the land use element of the General Plan, with a land use designation of Low Medium II Residential corresponding to the RD1.5, RD2, RW2, and RZ2.5 Zones. The property is currently zoned [Q]RD1.5-1-RIO, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing zoning and General Plan land use designation. Apartments, condominiums, and other multi-family uses are permitted in the [Q]RD1.5-1-RIO Zone and Low Medium II Residential land use designation. Plans for small lot subdivision maps are required to illustrate the building envelope and building height, size, number of units, and approximate location of buildings and driveways.

The existing [Q]RD1.5-1-RIO Zone permits a density of one unit per 1,500 square feet of lot area. As such, the applicant would be permitted to construct a maximum of 32 dwelling units on the subject property, which is 47,290 square feet in net area. With 30 small lot homes proposed, the project's density is below the maximum allowable density for the RD1.5 Zone.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). In addition, Section 12.22-C,27 of the Municipal Code requires (at the time that the Vesting Tentative Tract Map application was deemed complete) that requested small lot subdivisions comply with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80%; and five-foot setback requirements for the boundary of the subdivision. The proposed project complies with the requirements of both the tentative tract map and a small lot subdivision. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B and 12.22-C,27 of the Los Angeles Municipal Code.

(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 Van Nuys – North Sherman Oaks Community Plan and are not subject to any Specific Plan requirements. Sepulveda Boulevard is a designated Boulevard II that is dedicated to a 110-foot right-of-way width at the project's street frontage. Archwood Avenue and Lemay Street are both designated Local Street – Standard, and dedicated to a 60-foot wide public right-of-way at the project's street frontage. For the purposes of approving a small lot subdivision, 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. Staff received recommendations from the Bureau of Engineering for the construction of the necessary on-site mainline sewers and requiring a five-foot wide strip of land be dedicated along Sepulveda Boulevard adjoining the tract to complete a 55-foot wide half public right-of-way in accordance with Boulevard II of the Los Angeles Mobility Plan Standards. In addition, the Bureau of Street Lighting required that two street lights on Archwood Street and two street lights on Lemay Street be constructed as part of the project and that two

street lights be relocated and upgraded on Sepulveda Boulevard in the event that street widening is required. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. No dedications or other improvements are required.

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

The subject property is a generally level, rectangular-shaped parcel of land consisting of two lots approximately 47,290 square feet in area, with a frontage of approximately 270 feet along North Sepulveda Boulevard, a frontage of approximately 160 feet along Lemay Street, and a frontage of approximately 160 feet along Archwood Street. The site is designated for Low Medium II Residential land use in the Van Nuys - North Sherman Oaks Community Plan, and is zoned [Q]RD1.5-1-RIO. The [Q] condition on the zone limits the height of residential buildings to 35 feet, except roof structures (Ordinance 167939A-Area4-SA 191 B). The property is comprised of a vacant, undeveloped parcel, which was previously occupied by 36 guest room motel originally constructed in 1963 and demolished in 2016. A revocation case, ZA-93-0979(RV)(PAD), and four (4) subsequent Plan Approval cases are applicable to the subject property, which was held under different ownership when the respective determination letters were issued. The subject property is located within a designated liquefaction hazard zone, however, the Soils Report Approval Letter issued by the Los Angeles Department of Building and Safety states that a soils report submitted by the applicant demonstrates that the site does not possess a liquefaction potential and compliance with the conditions listed below will minimize any potential hazards related to liquefaction.

Surrounding properties are within the C2-1VL-RIO, [Q]R4-1-RIO, [Q]R3-1-RIO, [Q]RD1.5-1-RIO, RE11-1-RIO, RE11-1-RIO, and R1-1-RIO Zones, and are characterized by generally level topography and improved streets. Adjacent uses include: 1-story commercial retail and service uses in the C2-1VL-RIO Zone and a vacant lot in the R1-1-RIO Zone to the north across Archwood Street; a 2-story multiple-family residential building in the [Q]RD1.5-1-RIO Zone and a 2-story single-family residence in the RE11-1-RIO Zone to the south across Lemay Street; a 2-story shopping center in the C2-1VL-RIO Zone, and a 2-story senior housing use and 1-story hospital in the [Q]R4-1-RIO zone to the east across N. Sepulveda Boulevard, and; 1-story single-family homes to the west in the R1-1-RIO Zone.

The site is not subject to the Specific Plan for Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas). The Department of Building and Safety, Grading Division, reported that geology/soils reports are not required prior to approval of the map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of an earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geological hazards.

The Department of City Planning has determined that the City of Los Angeles

Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32 for infill development (Case No. ENV-2018-1046-CE). (See CEQA Findings.)

Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

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

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The project is located within the adopted Van Nuys – North Sherman Oaks Community Plan area, and is designated for Low Medium Residential II land uses corresponding to the RD1.5, RD2, RW2, and RZ2.5 Zones. The property is zoned [Q]RD1.5-1-RIO, as such the applicant would be permitted to construct a maximum of 32 dwelling units on a lot with a net total of 47,290 square feet after dedications. The proposed project is comprised of 30 units. Pursuant to LAMC Section 12.21.1, while the project site is in Height District No. 1, and is subject to any height limitation of 45 feet under LAMC Section 12.21.1.A, the [Q] condition on the zone limits the height of residential buildings to 35 feet, except roof structures (Ordinance 167939A-Area4-SA 191 B). LAMC Section 12.21.1.3 allows roof structures for the housing of elevators or stairways to exceed the height limit by no more than 10 feet. Based on the submitted plans, the height from the grade to the roofline of the proposed small lot homes is 35 feet. Roof structures containing stairways used to access roof decks are less than 10 feet in height. Therefore, the proposed project is in compliance with both the [Q] condition and LAMC Section 12.21.1.3. The project would meet parking, yard, open space, and landscaping requirements.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Therefore, the project site is physically suitable for the proposed density of development.

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

The project site is currently vacant and previously contained three single-family homes and several non-protected trees. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish. The Department of City Planning has determined

that the project qualifies for a Categorical Exemption (Class 32) and that the project would not result in any significant impacts relating to biological resources and is thus except from further CEQA review. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

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

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

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. No adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (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 parcels to be subdivided and other design and improvement requirements. A solar report, dated February 20, 2018, was submitted with the tract application.

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

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 77179-SL.

Vincent P. Bertoni, AICP
Advisory Agency



Fernando Tovar
Deputy Advisory Agency

FT:NA:bk

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 Area 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 North Figueroa
Street, 4th Floor
Los Angeles,
CA 90012
(213) 482-7077

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

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

Forms are also available on-line at <http://planning.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.

