

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR

(213) 978-1271

KEVIN J. KELLER, AICP

EXECUTIVE OFFICER

(213) 978-1272

LISA M. WEBBER, AICP

DEPUTY DIRECTOR

(213) 978-1274

FAX: (213) 978-1275

<http://planning.lacity.org>

Decision Date: October 2, 2018

Appeal End Date: October 17, 2018

Scott Adler (A/O)
Done Rite Construction, Inc
13351 Riverside Drive
Sherman Oaks, CA 91423

Sean Nguyen (R)
EZ Permits, LLC
7251 N Owensmouth Avenue, #2
Canoga Park, CA 91303

Re: AA-2017-719-PMLA
17355 W. Lassen Street
Northridge Community Plan Area
Zone : RE11-1
D.M. : 201-B-129
C.D. : 12
CEQA : ENV-2017-720-CE
Legal Description: Portion of Lot 3;
Tract 29676

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Categorical Exemption (ENV-2017-720-CE) as the environmental clearance; approved Preliminary Parcel Map No. AA-2017-719-PMLA for a maximum four-parcel single-family development and Private Street located at 17355 W. Lassen Street as shown on map stamp-dated February 22, 2017 in the Northridge Community Plan. (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 Public Counter call (213) 482-7077, (818) 374-5050, or (310) 231-2901. 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

1. That a 1-foot wide strip of land be dedicated along Lassen Street adjoining the subdivision to complete a 43-foot wide half right-of-way dedication based on the Mobility Plan Designation.
2. That a 24-foot wide private street easement be provided, including a suitable turning area to serve the subdivision.
3. That a sanitary sewer easement be dedicated full-width of the proposed private street.
4. That the private street easement be part of the adjoining parcels acceptable to the City Engineer.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective parcels and they will maintain the private street free and clear of obstructions and in a safe condition for vehicular use at all times.
6. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (LAMC) (Private Street Regulations).
7. That the owners of the parcel map submit an application to the Bureau of Engineering for approval of an appropriate private street name.
8. That the existing Public Utilities Easement and future alley dedication within the parcel map area be delineated on the final map.
9. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Lassen Street adjoining the subdivision by the construction of a 5-foot wide concrete sidewalk adjacent to the property line; plant trees and landscape the parkway area all in a 12-foot border area.
 - b. Improve Septo Street adjoining the subdivision by the reconstruction of a 5-foot wide concrete sidewalk adjacent to the property line; plant trees and landscape the parkway area.
 - c. Improve the private street and the turning area being provided by the construction of a 2-foot wide longitudinal concrete gutter and suitable surfacing to complete a 20-foot wide roadway with any necessary removal and reconstruction of existing improvements acceptable to the City Engineer.

- d. Construct the necessary mainline and house sewer connections to serve each parcel and evaluate the efficiency of the existing house connection sewers, or any other arrangement that is acceptable to Engineering District office.

Note: Any questions regarding this report should be directed to Julia Li and Georgic Avanesian of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site once the following items have been satisfied:
 - a. 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. Community Driveway is required to maintain a minimum 20 ft. width. Common driveway access covenant to be recorded under a separate document.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

DEPARTMENT OF TRANSPORTATION

11. Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. Parking shall be prohibited on both sides of the proposed common access driveway.

- b. A minimum 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the Department of Transportation. A driveway width of $W=28$ feet is required for the common access driveway. Backing out onto Septo Street shall be prohibited.
- c. 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.
- d. That a condition clearance fee in the amount of \$270 be paid to the Department of Transportation as required per Ordinance No. 183270 and Los Angeles Municipal Code (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.

Note: You may contact Vicente Cordero at (818) 374-4697 or at vicente.cordero@lacity.org.

FIRE DEPARTMENT

- 12. Submittal of plot plans for Fire Department review and approval prior to recordation of Parcel Map Action.
 - 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. 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. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- m. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, when overhead wires or other obstructions block aerial ladder access.
- n. 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.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Note: 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.

BUREAU OF STREET LIGHTING

- 13. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Septo St. and one (1) on Lassen St.

Notes:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

INFORMATION TECHNOLOGY AGENCY

14. To ensure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

All forty-seven (47) (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal per the Tree Report dated January 18, 2017 shall be replaced at a 1.5:1 and all four (4) protected trees on the site proposed for removal shall be replaced at a 4:1 ratio (minimum 87 total replacement trees to be planted) with a minimum 24-inch box tree and to the satisfaction of the Advisory Agency. Net, new trees, located within the parkways adjacent to the public rights-of-way on both frontages, may be counted toward replacement tree requirements.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 N. Figueroa St Suite 400. Los Angeles, CA 90012-0328. Questions regarding this condition may be directed to RAP Park Fee Staff at (213) 202-2682.

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

17. 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. **Use.** Limit the proposed development to a maximum of four lots.
 - b. **Access.** No driveway shall be provided off of Septo Street or Lassen Street. Vehicular access shall be provided only via the private street. The dwelling on Parcel "A" and "B" shall be oriented with the front of the house and main entrance facing Septo Street.
 - b. **Parking.** That a minimum of two covered parking spaces per dwelling unit shall be provided.
 - c. **Lighting.** All exterior lighting shall be shielded and directed onto the site.
 - d. **Fence.** That prior to issuance of a certificate of occupancy, a minimum six (6)-foot-high, slumpstone or decorative masonry wall shall be constructed along the east, west, and south property lines adjacent to neighboring residences and Lassen Street, if no such wall already exists, except in required front yard. The wall along Lassen Street shall use landscaping to screen the appearance of the wall. Wood or vinyl fencing, a minimum of 5 feet in height, may be constructed on the interior parcel lot lines created by the subdivision.
 - e. **Parking (Construction Related).** Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging, loading, or parking of construction vehicles, including vehicles to transport workers, on any residential street in the immediate area. All construction vehicles shall be stored on-site unless returned to their owner's base of operations.
 - f. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - h. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

18. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) 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.
- (ii) 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.
- (iii) 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 (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, 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, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action 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.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

1. The project is categorically exempt from the provision of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, Article 19, Section 15315, Class 15, and City CEQA Guidelines, Article III, Section 1, Class 15. Categorical Exemption No. ENV-2017-720-CE was issued for the project as a minor land division.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Preliminary Parcel Map No. AA-2017-719-PMLA, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

2. THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The subject property is approximately 51,398 square feet in size. The Northridge Community Plan designates the subject property for Very Low II Residential land uses with corresponding zones of RE11 and RE15. The property is currently zoned RE11-1. The applicant has requested to subdivide the property into four parcels for single family homes approximately 12,771 to 12,873 square feet in size with a private street. Single family dwellings are permitted in the RE11-1 Zone with the minimum lot area of 11,000. The preliminary parcel map describes a land use consistent with the General Plan Land Use Designation of Very Low II Residential.

Section 17.05-C of the Los Angeles Municipal Code (LAMC) 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 17.50 further establishes general provisions for parcel maps and Section 17.51 describes Filing of Preliminary Parcel Maps, including requirements for forms and content. The Preliminary Parcel Map was prepared by Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. Therefore, the proposed map is substantially consistent with the applicable General Plan and applicable LAMC Sections.

3. 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 Northridge Community Plan. The subject property is not located within a Specific Plan. Lassen Street is a designated Avenue II with a variable dedicated right of way of 86 to 90 feet. Septo Street is a designated Local Street with a variable dedicated right of way of 54 to 60 feet. As part of the proposed subdivision, the applicant proposes a private street to be accessed from Septo Street.

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the General Plan or any applicable specific plan.

Section 17.05 of the LAMC details design standards for subdivisions and Section 17.05-C requires that each subdivision map be in conformance with the General Plan. Section 17.06B lists the map requirements for tentative tract maps, including required information, designated map preparers, and appropriate scale.

The design and layout of the map is consistent with the standards established in the Subdivision Map Act and Division of Land Requirements and the LAMC. Several City of Los Angeles agencies have reviewed the map, including the Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation, and they have deemed the subdivision design satisfactory. These agencies have imposed various improvement requirements and/or conditions of approval. Staff received recommendations from the Bureau of Engineering requiring the project to provide a one-foot dedication of land along Lassen Street with improvements along both street frontages and to provide a 24-foot wide private street easement with a suitable turning area. The project will construct the necessary mainline and house sewer connections to serve each parcel, and the existing house connection will be evaluated for efficiency. The subdivision is required to comply with all regulations pertaining to grading, building permits, and

street improvements permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the map, building permit, grading permit, or certificate of occupancy.

Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General and Specific Plans.

4. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The project site is a flat, rectangular 51,288 square foot lot zoned RE11-1 located in Northridge. The project is required to dedicated one foot on Lassen Street and make improvements along Lassen Street and Septo Street, including curb, gutter, sidewalk, and a landscaped parkway.

The subject site is located 4.5 kilometers from the Northridge Fault, is not located in any hazardous zone, and does not contain any known hazards. The site is not located in a Liquefaction area, Alquist-Priolo Fault Zone, or hillside area.

The site has 202 feet of frontage along Lassen Street to the south, 202 feet of frontage along Septo Street to the north, and a depth of 253 feet. The site is currently developed with one single family home and accessory buildings. There are 51 trees on site to be removed, including four (4) protected trees. There are 7 street trees on Lassen Street, all to remain, and 8 street trees on Septo Street, two of which to be removed. It is an infill lot in a substantially developed area.

The subdivision of the site is approval for four parcels. Protected trees that are removed will be replaced at a rate of 4:1. Significant non-protected trees that are removed will be replaced at a rate of 1.5:1 due to the size of their crowns and trunk widths. The project site is located in a residential area of Northridge comprised primarily of one- or two-story single family homes. Adjacent homes north of Lassen Street are zoned RE11-1 and are designated for Low II Residential land use. Adjacent homes south of Lassen Street are zoned RA-1 and are designated for Low I Residential land use.

Categorical Exemption No. ENV-2017-720-CE was issued on May 4, 2018, which found that the project is categorically exempt per CEQA Class 15 as a project resulting in a minor division of land into four or fewer parcels. At the public hearing held on August 28, 2018, neighbors expressed concern regarding lack of street parking on Septo Street adjacent to the project site. The project has been conditioned to provide on-site parking for all construction-related employees for the duration of construction. No staging, loading, or parking of construction vehicles will occur on any residential street in the immediate area. The project's implementation is not expected to have any significant impacts.

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

5. 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. The zoning applied 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 adopted Northridge Community Plan currently designates that subject property for Very Low II Residential land uses, corresponding to the RE11 and RE15 Zones. The site is zoned RE11-1, which is consistent with its current land use designation. The property is surrounded by other single-family dwellings which are zoned RE11-1 and RA-1. The size of the site and proposed parcels are of sufficient size for a four-lot single-family dwelling subdivision and the density of the proposed project is consistent with that of the adjoining single family residential developments.

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 the development.

6. 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 Categorical Exemption, granted on May 4, 2018, is for the division of property into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are to local standards, and the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

According to a tree report prepared by Harmony Gardens (dated January 18, 2017), there are a total of 51 significant trees on site, four of which are protected. The applicant has removed all 51 significant protected and non-protected trees during site grading to allow for the new driveway apron of the private street. Significant non-protected trees to be removed have been conditioned to be replaced at a rate of 1.5:1. Significant protected trees to be removed, including California Live Oaks and a California Sycamore, will be replaced at a rate of 4:1. There are 7 street trees on Lassen Street, all to remain, and 8 street trees on Septo Street, two of which to be removed.

The project site and the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Therefore the design of the subdivision and the proposed improvements will not cause substantial environmental damage or injury to wildlife in their habitat.

7. 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 (LAMC) (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 or flood hazard area, and it 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. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

8. 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 on site. The project has proposed a Private Street to be approved by Bureau of Engineering and Department of Transportation. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the Parcel Map.

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2017-719-PMLA.

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

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

If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the South Valley Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be

submitted on Master Appeal Form No. CP-7769 at the Department'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) 231-2912

***Please note the cashiers at the public counters close at 3:30 PM.**

Appeal forms are available online at www.planning.lacity.org

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

If you have any questions, please call Public Counter staff (213) 482-7077 (Los Angeles), (310) 231-2901 (West Los Angeles) or (818) 374-5050 (Valley).

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period.

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

These findings shall apply to both the preliminary and final maps for Parcel Map AA-2017-719-PMLA.

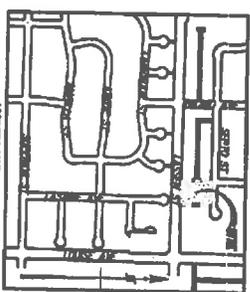
Vincent P. Bertoni, AICP
Director of Planning



Sarah Hounsell
Deputy Advisory Agency

ML:SH:VKJ:CB:mkc

PRELIMINARY PARCEL MAP IN THE CITY OF LOS ANGELES

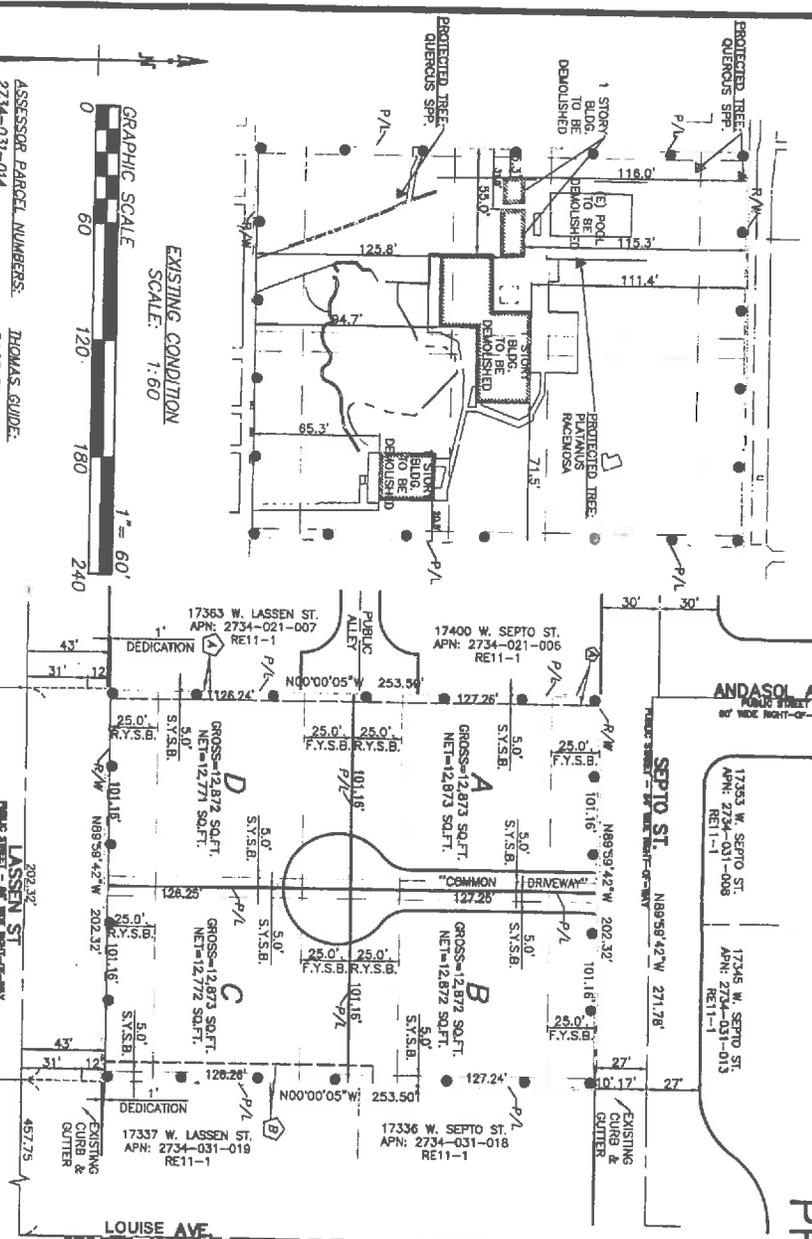


OWNER & SUBDIVIDER:
 NAME: DONE-RITE CONSTRUCTION, INC.
 ADDRESS: 13351 RIVERSIDE DR. #438
 SHERMAN OAKS, CA. 91423
 PHONE: (310) 650-1428

CIVIL ENGINEER:
 NAME: TORJA ENGINEERING INC.
 CONTACT: TORJA ENGINEERING INC.
 ADDRESS: 10914 RESEDA BLVD.
 NORTHridge, CA 91326
 PHONE: (818) 832-1710
 FAX: (818) 832-1740

LEGEND:
 F.Y.S.B. = SIDE YARD SET BACK
 R.Y.S.B. = FRONT YARD SET BACK
 R.L.S.B. = REAR YARD SET BACK

NOTES:
 1. EXISTING USE: SFD
 2. THERE IS ONE EXISTING SFD & THREE BUILDINGS (ALL TO BE DEMOLISHED).
 3. PROPOSED DEVELOPMENT: 4 LOTS
 4. AREA: GROSS (10 STREET @) = 65,451 SF (1.50 ACRES)
 NET = 51,490 SF (1.18 ACRES)
 5. EXISTING ZONE: RE-11 ZONE
 PROPOSED ZONE: RE-11 ZONE
 6. EXISTING UTILITIES:
 8" SEWER LINE IN SEPTO STREET
 6" WATER MAIN LINE IN SEPTO STREET
 12" WATER MAIN ABANDONED IN LASSEN STREET
 8" WATER MAIN IN LASSEN STREET
 54" STORM DRAIN IN LASSEN STREET
 DRAINAGE: ENTIRE SITE DRAINS TO LASSEN STREET VIA SURFACE FLOW.
 FLOOD ZONE: C
 FEMA PANEL: 0601370019C
 HAZARDOUS CONDITIONS:
 - THE SITE IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.
 - THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS W/IN PROPOSED DEVELOPMENT
 DISTRICT MAP NO. 2018129
 NORTHRIDGE PLANNING AREA
 TRASH WILL BE COLLECTED ON THE SIDEYARD.
 TREES: ALL ONSITE TREES ARE PLOTTED ON THE TENTATIVE MAP. THE PROTECTED TREES ON SITE ARE AS FOLLOWS:
 A) QUERCUS spp. (3 ON SITE--REFER TO TREE REPORT)
 B) PLATANUS RACEMOSA (1 ON SITE--REFER TO TREE REPORT)
 C) COUNCIL DISTRICT # 12



ASSESSOR'S PARCEL NUMBERS:
 2734-031-014
ZONING INFORMATION:
 EXISTING: RE-11
SITE ADDRESS:
 17355 W. LASSEN STREET,
 LOS ANGELES, CA. 91325

THOMAS GUIDE:
 PAGE 501, GRID B5
LEGAL DESCRIPTION:
 LOT 3 OF TRACT NO. 2879 AS RECORDED
 IN MAP BOOK 704, PAGE 45 OF 65 OF
 OFFICIAL RECORDS IN THE COUNTY OF LOS
 ANGELES
 APR. 2734-031-014

PREPARED FOR:
 DONE-RITE CONSTRUCTION, INC.
 13351 RIVERSIDE DR. #438
 SHERMAN OAKS, CA. 91423
 TEL - (310) 650-1428

PRELIMINARY PARCEL MAP
 17355 LASSEN STREET
 LOS ANGELES, CA 91325

DEVELOPER'S ENGINEER:
FORMA ENGINEERING INC.
 10814 Reseda Boulevard, Northridge, CA 91326
 Phone: (818) 832-1710 Fax: (818) 832-1740

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM WHITE
 No. 12345
 Exp. 12/30/17
 STATE OF CALIFORNIA
 CIVIL

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 PARCEL MAP
 FEB 22 2017

| No. | DATE | REVISION | DESIGNER | CHECKED BY |
|-----|-----------|----------|----------|------------|
| 1 | 2/21/2017 | | W.M.W. | W.M.W. |
| 1 | | | | |