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May 22, 2017

Elaheh Sabeti (O)  
5033 LLANO DR  
WOODLAND HILLS CA 91364

RE: AA-2005-347-PMLA  
10801 Topanga Canyon Boulevard  
Community Plan: Chatsworth - Porter Ranch  
C.D.: 12  
CEQA: ENV-2004-5112-MND  
Zone : (T)(Q) RA-1-K  
DM: 207B101  
Legal: PT SE 1/4 SEC 12 T2N R17W

**EXTENSION OF TIME**

On February 14, 2007, the Deputy Advisory Agency conditionally approved AA-2005-347-PMLA for a maximum of 4-lot single family with an internal private street. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants an additional 6-year extension from the decision date for the recording of the final map for AA-2005-347-PMLA at 10801 Topanga Canyon Boulevard in Chatsworth - Porter Ranch Community Plan.

A time extension until **February 14, 2017** was granted previously to the involved parcel map pursuant to the following state legislations: (1) SB 1185 [where all maps are automatically granted an additional one year as long as those maps were still valid on July 15, 2008 and will expire before January 1, 2011]; (2) AB 333 [where all maps are automatically granted an additional two years as long as those maps were still valid on July 15, 2009 and will expire before January 1, 2012]; and (3) AB 116 [where all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and has not expired on or before July 11, 2013].

Therefore, the new expiration date for the subject map is **February 14, 2023** and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP  
Director of Planning

Kevin D. Jones  
Deputy Advisory Agency  
VPB:KDJ:HLA:djc

cc: Councilmember Mitchell Englander  
Twelfth Council District

# TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles – Department of City Planning

## APPLICANT INFORMATION

Applicant's Name: David Sholmof Company: \_\_\_\_\_  
Address: 15335 Morrison St #315 Telephone: 323-855-5595  
Sherman Oaks, CA E-mail: 91423

PROJECT ADDRESS: 10801 Topanga Canyon Blvd ENVIRONMENTAL CASE #: ENV-2005-348-MND

## PROJECT DESCRIPTION

Zone Change to (T)(Q)RA-1-K and subdivide 1 lot into 4 lots

Subdivision Case No. (if applicable):	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
AA-2005-347-PMLA	2/14/07	2/14/10	2/14/17
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
APCNV-2005-351-ZC (ORD 179166)	10/15/07	10/15/13	10/15/15
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:

\* may be eligible for an additional discretionary extension per LAMC

## DISCLAIMER

This Time Extension does not grant a vested right to proceed. If your project has not been vested, then your project may be subject to new zoning ordinances adopted after your project was approved. A new discretionary land use approval and updated environmental documentation may be required in order to issue the necessary permits from the Department of Building and Safety.

**CEQA ADEQUACY** \*\*\*

No  Yes Does the current project substantially conform to the project as approved?

No  Yes Did the subject discretionary approval consider significant aspects of the project?

If "Yes", which significant aspects were considered?

Building Location  Height  Density  Use  Parking  Access

Other: \_\_\_\_\_

No  Yes Was the environmental documentation for the project completed in compliance with the City's CEQA Guidelines?

N/A

No  Yes For projects **without** a Categorical Exemption, did the EIR, MND, ND, or other environmental document consider significant aspects of the project?

If "Yes", which significant aspects were considered?

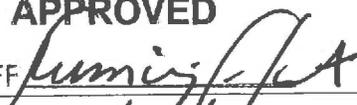
Building Location  Height  Density  Use  Parking  Access

Other: \_\_\_\_\_

If any of the four questions can be answered "No", then the prior discretionary approval and environmental review did not consider significant aspects of the approved project and the existing environmental documentation under CEQA is not adequate for the issuance of the extension.

**Director's Written Finding:** The prior discretionary approval and environmental review considered significant aspects of the approved project and the existing environmental documentation under CEQA is adequate for the issuance of the extension.

YES  NO\*\*\*

Completed by:	Date:	If Director's Written Finding "YES", Stamp:
 MAY SRINOPWONGSE	5/5/14	DEPARTMENT OF CITY PLANNING <b>APPROVED</b> STAFF  DATE 5/05/2014

\*\* Time Extensions for subdivisions do not need to make the CEQA adequacy finding.  
\*\*\* If "NO", the Director of Planning may require additional environmental review or documentation.

If "NO", please explain why CEQA is not adequate:



# NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

## DETERMINATION OF THE NORTH VALLEY AREA PLANNING COMMISSION

**Mailing Date: FEB 14 2007**

**Case No.:** AA-2005-0347-PMLA-A1 and A2  
**PARCEL MAP**

**CEQA:** ENV 2005-0348-MND

**Location:** 10801 Topanga Canyon Blvd.

**Council District:** 12

**Plan Area:** Chatsworth-Porter Ranch

**Zone:** A2-1

**D.M.:** 207 B101

**Legal Description:** Lot Pt ¼, SEC 12 T2N  
R17 W Arb 13

**Applicant:** Tony Vjadughele, Owner

**Appellants:** Councilmember Greig Smith (A1)  
J. Plumb and Jelena Ganyl (A2)

At the meeting on **January 18, 2007**, the North Valley Area Planning Commission:

**Granted** the appeal in part.

**Approved** Parcel Map AA-2005-0347-PMLA.

**Disapproved** Adjustments to allow reduced minimum lot sizes for any parcel.

**Adopted** modified Conditions of Approval.

**Modified** Findings.

**Adopted** the Mitigated Negative Declaration ENV 2005-0348-MND.

This action was taken by the following vote:

Moved: Fortson  
Seconded: Honda  
Ayes: Sampson  
Absent: Lett

**Vote: 4-0**

**Effective Date:**

Effective upon mailing of this report

**Appeal Status:**

Not further appealable to City Council

Fely C. Pngol, Commission Executive Assistant  
North Valley Area Planning Commission

Attachment(s): Conditions of Approval, Findings

c: Notification List

### CONDITIONS OF APPROVAL

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the North Valley Area Planning Commission approved Parcel Map AA-2005-0347-PMLA for a maximum new four-parcel single-family development, with a private street easement (Tulsa Avenue) and 12-foot wide equestrian trail easement, subject to the following conditions. This unit density is based on the RA-1 Zone. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

The North Valley Area Planning Commission disapproved, pursuant to Section 17.53-J of the Los Angeles Municipal Code, an Adjustment to allow reduction in the required minimum lot area for Parcels A, B and C, in lieu of 17,500 square feet required by the RA Zone.

#### **Bureau of Engineering**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.*

1. That a fee of \$5,450.00 be paid to the Land Development Group of the Bureau of Engineering for the Engineering as required by the Ordinance No. 176,077 adopted by the City Council.
2. That a 20-foot radius property easement return be provided at the southwesterly corner of Topanga Canyon Boulevard and Tulsa Avenue (Private Street).
3. That two copies of a parking area and driveway plan for Parcel "D" be submitted to the Valley District Office of the Bureau of Engineering for review and approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.
4. That the entire length and width of the private street (Tulsa Avenue) adjoining this parcel map area be correctly shown on the final parcel map.
5. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into their existing storm drain in Tulsa Avenue.
6. That a sanitary sewer easement be dedicated full-width of Tulsa Avenue (Private Street) to the extend of the applicant's ownership.

7. That the portion of the private street easement be included as part of the adjoining lots to the satisfaction of the City Engineer, if the proposed private street is under the ownership of this development.
8. That the owners of the property record an agreement satisfactory to the City Engineer stating they will grant the necessary easements for ingress, egress and public facilities over the private street areas upon the sale of the respective lots and they will maintain the private street free and clear of obstructions and in a safe condition for vehicular use at all times.
9. That the owners of the property record an agreement satisfactory to the City Engineer stating they will grant the necessary easement for a 12-foot wide vehicle access strip from Tulsa Avenue to Parcel D, within the parcel map area.
10. That the 12-foot wide equestrian trail easement along Topanga Canyon Boulevard within the parcel map area shall be correctly shown on the Final Map.
11. A Covenant and Agreement be recorded restricting Parcel D of the subdivision against direct vehicular access to and from Topanga Canyon Boulevard.
12. That the following improvements shall be either constructed prior to recordation of the Final Map or that the construction be suitably guaranteed, to the satisfaction of the City Engineer:
  - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of private drainage facilities may be required in Tulsa Avenue satisfactory to the City Engineer.
  - b. Improve Topanga Canyon Boulevard adjoining the subdivision by:
    - (1) Constructing an integral concrete curb, gutter, and a minimum five-foot wide concrete sidewalk.
    - (2) Constructing suitable surfacing to join the existing pavement and to complete a 42-foot half roadway.
    - (3) Constructing a public equestrian trail on a 12-foot wide easement adjacent to Topanga Canyon Boulevard within the parcel map area. The public equestrian trail shall be double-railed (unless there is a wall or fence on one side of the trail) with a minimum 10-foot wide clear horse trail and include connection or transition to any trail system at the edge of the subdivision. Surface of the trail shall be of decomposed granite or some other suitable material subject to the approval of the Bureau of Engineering. All concrete driveways

or private street crossings within the equestrian trail easement shall be provided with a stiff broom finish and/or acceptable equine walk surface treatment. Railings shall be four feet high and openings as necessary per equestrian trail standards of the City Engineer. A standard City horse trail sign shall be installed along the trail easement.

- (4) Removing and reconstructing the existing improvements as necessary.
    - (5) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
  - c. Improve Tulsa Avenue being provided and adjoining the subdivision by:
    - (1) Constructing an integral concrete curb and gutter, and a 5-foot wide concrete sidewalk in a 12-foot wide border.
    - (2) Constructing suitable surfacing to join the existing pavement and to complete a 28-foot interim roadway (18-foot half roadway).
    - (3) Removing and reconstructing the existing improvements as necessary.
    - (4) Constructing the necessary transitions to join the existing improvement.
  - d. Construct concrete curb ramp at the southwesterly corner of the intersection of Topanga Canyon Boulevard and Tulsa Avenue.
  - e. Construct the necessary on-site and off-site sewer mainline and sewer house connections to serve each parcel and depending on site grading, Parcel "D" may be required to install an on-site ejection system.
13. That prior to recordation of the final map, a soil and geology report pertaining to the proposed parcel map, be submitted to the Geotechnical Engineering Group of the Bureau of Engineering for their review and approval. **If** the City Engineer recommends approval for the subject Preliminary Parcel Map based upon geotechnical conditions, the following are conditions of this approval; these apply to public property, private street, and adjacent slopes:
  - a. Cut or fill slopes in artificial fill and residual soils shall be no steeper than 2:1 (H:V). Cut slopes shall be no steeper than 1.5:1(H:V) in competent bedrock.

- b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet, respectively, from the property line.
- c. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over-excavated a minimum of 12 feet and replaced as a compacted fill slope.
- d. The consulting soils engineer shall provide methods of mitigating the effects of expansive soil, which may underlie public property and private streets, Prior to the approval of plans, the City Engineer must approve the proposed method.
- f. All street shall be founded upon firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
- g. Fill material shall be compacted to a minimum of 90 percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
  - a. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
  - a. Adequate perforated pipe and gravel sub-drain systems approved by the City Engineer shall be placed beneath canyon fills and behind retaining walls.
  - a. Slopes that daylight adversely dipping bedding shall be supported by either a retaining wall or a designed buttress fill.
  - a. GED required procedures for review and approval of grading and foundation construction as it relates to City Property and the Right-of-way are specified in the Inter-Departmental Correspondence-“Geotechnical Engineering Division Requirements for Review and Approval of Grading and Foundation Construction”, dated October 12, 2001. These procedures shall be followed during P.M. design and construction.

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

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

14. That prior to issuance of a grading or building permit or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Correction

Letter dated June 30, 2006, Log No. 47872-01 and attached to the case file for AA-2005-347-PMLA.

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

*Building and Safety approvals are conducted by appointment only- **contact John Pourhassan at (213)482-6880 or** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

15. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. The submitted map dimensions do not agree with ZIMAS. Revise the map to address the discrepancy.
  - b. Provide a copy of PS-124.
  - c. Provide a copy of APC case APCNV-2005-0351-ZC and show compliance with all the conditions and requirements of the APC case as applicable. Should the zone change not be obtained, revise the map to show compliance with the A2-1 Zone.
  - d. Show all street/alley dedication(s) as required by Bureau of Engineering. Note that there is a 23 ft. Building Line along Topanga Canyon Boulevard on this Subdivision.

**Department of Transportation**

*Transportation approvals are conducted at 201 N. Figueroa Street, 4<sup>th</sup> Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.*

16. A parking area and driveway plan be submitted to the Valley Programs Development Review 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. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's Valley Programs Development Review Section. In addition, the following item shall be satisfied:

Driveways and vehicular access to the project shall be limited to Tulsa Avenue, a Private Street.

**Fire Department**

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

17. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
  - a In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
  - b 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.
  - C 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.
  - D 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.
  - E This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.

**Bureau of Street Lighting**

*Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 1149 S. Broadway, 1<sup>st</sup> Floor, Suite 160 if no street improvements are required.*

18. Prior to final recordation for this project or issuance of the certificate of occupancy:
  - a The Developer shall cause Owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

- b The following street lighting facilities to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting:

Two (2) along Topanga Canyon Boulevard.

**Department of Recreation and Parks**

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

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

**Department of City Planning-Site Specific Conditions**

*Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated. For an appointment with the Street Tree Division of the Bureau of Street Maintenance call 213-485-5675.*

20. 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 units on four parcels.
  - b. **Parking.** That a minimum of two (2) parking spaces per dwelling unit shall be provided for a minimum of eight (8) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.
  - c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
  - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
  - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with the Chatsworth-Porter Ranch Community Plan.
- e. **Public Equestrian Trail and Equine Keeping.**
- i. A public equestrian trail on a 12-foot wide easement adjacent to Topanga Canyon Boulevard shall be constructed and maintained across the subdivision. The subject equestrian trail shall be connected to any existing or future adjacent public equestrian trails to the north and south of the subject parcel map, along Topanga Canyon Boulevard, and shall remain accessible and unobstructed at all times across the subdivision.
  - ii. Prior to the issuance of building permits, a Homeowners Association shall be established and charged with the construction, management and maintenance of all common areas and equestrian trails (including enclosure rails and fences), within the parcel map and on the front of the project along any public or private street. This requirement shall bind the property owners and all successors in interest to maintain the public equestrian trail easement free of obstructions, and to repair, restore and replace the public equestrian trail easement surface and rails constructed along the trail, as needed. This requirement shall be included in the CC&R's, a copy of which shall be given to the Advisory Agency for placement in the parcel map file. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the

cost of maintenance of the common property and public equestrian trail. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).

- iii Covenants, conditions and restrictions (CC&R's) for all lots shall include a notice to all buyers and future buyers that no habitable room may be built in a "K" district within 35 feet (75 feet from neighbors in a non "K" district) of the equine keeping structure (where horse is provided food and water). Further, the Los Angeles Municipal Code imposes certain requirements on the location of new structures and gives other rights to owners of horses being kept on adjacent lots. The application of the Code provisions, including Section 13.05, the "K" Equinekeeping District, to specific projects shall be verified with the Department of Building and Safety prior to applying for building permits. The keeping of animals, including horses, shall not be prohibited by the covenants, conditions and restrictions. (Covenant and Agreement).
- iv Covenants, conditions and restrictions (CC&R's) for all lots shall include a notice to all buyers and future buyers that for each parcel, a minimum 2,000 square foot contiguous area, at least 24 feet in width at all points, in conformance with the equine regulations for setbacks as set forth in Section 13.05 of the Los Angeles Municipal Code- "K" Equinekeeping District, shall be reserved for either animal-keeping, landscaping, open space or recreational activities that do not require permanent structures. Tennis courts and swimming pools are considered permanent structures and therefore they are prohibited in this 2, 000 square foot animal-keeping area. The 2,000 square foot animal-keeping area may contain an animal shelter including feed and equipment storage. A 12-foot wide unobstructed vehicular access path to each animal-keeping area shall be reserved. (Covenant and Agreement)
- f. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yards. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- h. **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.

- i. **Air Filtration.** The applicant shall install air filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
  - j. That prior to the issuance of the building permit or the recordation of the final map, a copy of the case APCNV-2005-0361(ZC) shall be submitted to the satisfaction of the Advisory Agency. In the event that APCNV-2005-0361 (ZC) is not approved, the subdivider shall submit a parcel map modification.
21. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770.M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Condition Nos. 22 and 23** of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
21. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV-2005-0348-MND:

### **Aesthetics (Landscaping)**

- MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

### **Liquefaction**

- MM-2 Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction

in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.

- MM-3 Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

**Explosion/Release (Former Agricultural Land)**

- MM-4 A soils analysis shall be prepared by a licensed geologist. If contamination is found, remediation measures will be developed with the appropriate State agencies.
- MM-5 Prior to issuance of grading and building permits, a letter from the appropriate state agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) certifying that the remediation is complete shall be submitted to the Planning Department.

**Public Services (Fire)**

- MM-6 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**Public Services (Schools)**

- MM-7 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**Recreation (Increase Demand For Parks Or Recreational Facilities)**

- MM-8 Per Section 17.12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

### **Safety Hazards**

- MM-9 Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

## **23. Construction Mitigations**

### **Air Quality**

- CM-1 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-2 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

### **Noise**

- CM-7 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**General Construction**

- CM-12 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
  - CM-13 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
  - CM-14 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
  - CM-15 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
  - CM-16 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
  - CM-17 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
- 24. Revised Map.** The subdivider shall submit 10 copies of a Final Map, satisfactory to the Advisory Agency showing;
- a. Parcel D without lot frontage on Tulsa Avenue.
  - b. All parcels with a minimum net lot area of 17,500 square feet each.
  - c. A minimum 12-foot wide ingress and egress access easement, across adjacent parcel(s), from Tulsa Avenue to Parcel D.

- d. A minimum 12-foot wide equestrian trail easement along Topanga Canyon Boulevard.

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

In connection with the approval of Parcel Map No. AA-2005-0347-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

**THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.**

The proposed division of land, as conditioned, complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 *et seq.*) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

**PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Very Low I residential density with corresponding zones of RA and RE20. The 1.69 acre property is zoned A2-1. A request to change the zone to RA-1-K is being processed concurrently with the above parcel map case. The North Valley Area Planning Commission voted on January 18, 2007 to recommend to the City Council approval of the change of zone incident to subdivision to (T)(Q)RA-1-K, see case APCNV 2005-351 (ZC). The adopted Plan and the zone allows for the proposed subdivision and zone change.

The resulting density is consistent and compatible with the surrounding properties and with the pattern of residential and equestrian uses in the area. The size of the proposed parcels is transitional between dramatically larger and dramatically smaller adjacent lots. Immediately to the south the lot sizes are typically 12,000 square feet, while, every other adjacent lot to the north, east and west is zoned RA-1-K or A2-1, either vacant or improved with a single family residence, and between approximately 25,500 to 83,000 square feet each. Subject development is a transitional size between the radically different zones (RE11, A2 and RA) and lot sizes (12,000 to 80,000 square feet).

The development of this site is in conformance with the housing production policies of the Community Plan as well as preserves and enhances the distinct equestrian character of this neighborhood. Conditions of Approval include requirements for reservation of animal-keeping areas on each parcel to insure compatibility with the equestrian lifestyles found on the properties bordering this site. The project as conditioned provides (construction and maintenance) a public equestrian easement and

trail along Topanga Canyon Boulevard that continues off the subject site, ultimately connecting to the south with a public equestrian trail along Chatsworth Boulevard which leads directly into the "Backbone Trail System" identified on the Community Plan Equestrian Areas and Trails exhibit.

The project also provides average lot sizes of approximately 20,000 gross square feet (including private street easement) for each proposed parcel, in substantial conformance with Footnote Number 3 on the Chatsworth-Porter Ranch Community Plan Equestrian Areas and Trails Exhibit. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Chatsworth-Porter Ranch includes large areas of open space and natural land forms. The RA zone is encouraged to emulate the existing rural landscape, whether horse keeping is present or not. However, it is the policy of the Plan (see Objectives Number 4 and 14, as well as Footnote Number 3 on the Chatsworth-Porter Ranch Community Plan Equestrian Areas and Trails Exhibit) to place a higher priority on the preservation of horse keeping areas than on other uses found in the RA Zone category. Several equestrian keeping areas, especially north of Devonshire Street and west of De Soto Avenue to the City -County line, are designated in the Chatsworth-Porter Ranch Equestrian Areas and Trails Exhibit to the Community Plan. This site is one of a few remaining unimproved properties in these areas identified as desirable for horse keeping uses and establishment of K Districts. There is a companion zone change which includes establishing a K District over the site. The project has several Conditions of Approval that address the policy of the Community Plan to preserve the horse keeping lifestyle within this neighborhood. The project is conditioned with provisions for a public equestrian trail along Topanga Canyon Boulevard. The public equestrian trail required along Topanga Canyon Boulevard adjacent to this subdivision will connect with surrounding trails that lead to the "Backbone" equestrian trails identified on the Chatsworth-Porter Ranch Equestrian Areas and Trails Exhibit.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources.

**FINDINGS OF FACT (DISALLOW ADJUSTMENT TO MINIMUM LOT AREA):**

21. **The granting of the adjustments may result in development that is not compatible and consistent with the surrounding uses.**

There is an alternative manner by which the parcel map may be configured and still maintain the minimum lot area for the RA Zone for each proposed parcel. The subdivider shall submit a Final Map that shows Parcel D without a stem to Tulsa Avenue, but with a permanent private easement across another parcel to Tulsa Avenue. The resulting change in configuration will allow each of the four parcels to meet the minimum lot area required by the RA Zone (17,500 square feet ), and still limit vehicle access to Parcel D from Topanga Canyon Boulevard, as required by the Department of Transportation, and preserving the integrity of the public equestrian trail easement.

**21. The granting of the adjustments is not in conformance with the spirit and intent of the Planning and Zoning Code of the City.**

The General Plan is silent on issues related to slight reductions in minimum lot area. However, since there is an alternative manner by which the parcel map may be configured and still maintain the minimum lot area for the RA zone in each proposed parcel, the adjustment is not necessary. Unnecessary adjustments are not in conformance with the intent or spirit of the Zoning Code.

**21. That the site and/or existing improvements do not make strict adherence to zoning regulations impractical or infeasible.**

Parcels A, B, C and D have a combined net area of 73,403 square feet--averaging 18,350 square feet per parcel--exceeding the 17,500 square feet of minimum lot area required for the RA Zone by 850 square feet each. Since there is an alternative parcel map configuration that meets the requirement of the Zoning Code, the adjustment is not necessary, and therefore strict adherence to the zoning regulations is feasible.

**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 17.05N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street, Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter.

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. September 15, 2009.

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

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANE ELLISON USHER  
PRESIDENT  
ANDRES F. IRLANDO  
VICE-PRESIDENT  
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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
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INFORMATION  
(213) 978-1270  
[www.lacity.org/PLN](http://www.lacity.org/PLN)

Decision Date: **September 15, 2006**

Appeal Period Ends: **October 2, 2006**

Tony Vjadughele (O)  
4108 East 7<sup>th</sup> Street  
Long Beach, CA 90804

Ben Manesh (R)  
BMI Associates  
6911 Hayvenhurst Avenue, #201  
Van Nuys, CA 91406

Case No. AA-2005-0347-PMLA  
Related Case: APCNV-2005-0361-ZC  
10801 N. Topanga Canyon Boulevard  
Chatsworth-Porter Ranch Planning Area  
Neighborhood Council: Chatsworth  
Zone :A2-1  
D. M. :207B101  
C. D. :12  
CEQA :ENV-2005-0348-MND  
Fish and Game: Exempt  
Legal Description: Portion of S/E 1/4  
Section 12, T2N,R17W, San Bernardino  
Meridian Tract.

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2005-0347-PMLA for a maximum new four-parcel single-family development, with a private street, as shown on map stamp-dated May 23, 2006, and subject to the following conditions. This unit density is based on the RA-1 Zone. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

The Advisory Agency also approved, pursuant to Section 17.53-J of the Los Angeles Municipal Code, an Adjustment to allow reduction in the required minimum lot area to 17,080 square feet for Parcels A, B and C, in lieu of 17,500 square feet required by the RA Zone.

**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**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.*

1. That a fee of \$5,450.00 be paid to the Land Development Group of the Bureau of Engineering for the Engineering as required by the Ordinance No. 176,077 adopted by the City Council.
2. That a 20-foot radius property easement return be provided at the southwesterly corner of Topanga Canyon Boulevard and Tulsa Avenue (Private Street).
3. That two copies of a parking area and driveway plan for Parcel "D" be submitted to the Valley District Office of the Bureau of Engineering for review and approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.
4. That the entire length and width of the private street (Tulsa Avenue) adjoining this parcel map area be correctly shown on the final parcel map.
5. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into their existing storm drain in Tulsa Avenue.
6. That a sanitary sewer easement be dedicated full-width of Tulsa Avenue (Private Street) to the extent of the applicant's ownership.
7. That the portion of the private street easement be included as part of the adjoining lots to the satisfaction of the City Engineer, if the proposed private street is under the ownership of this development.
8. That the owners of the property record an agreement satisfactory to the City Engineer stating they will grant the necessary easements for ingress, egress and public facilities over the private street areas upon the sale of the respective lots and they will maintain the private street free and clear of obstructions and in a safe condition for vehicular use at all times.
9. That any existing public easement within the parcel map area be correctly shown on the final parcel map.
10. That the following improvements shall be either constructed prior to recordation of the final map or that the construction be suitably guaranteed, to the satisfaction of the City Engineer:

- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of private drainage facilities may be required in Tulsa Avenue satisfactory to the City Engineer.
- b. Improve Topanga Canyon Boulevard adjoining the subdivision by:
  - (1) Constructing an integral concrete curb, gutter, and a minimum five-foot wide concrete sidewalk.
  - (2) A 12-foot wide public equestrian trail easement shall be dedicated. Horse trails shall be double-railed (unless there is a wall of fence on one side of the trail) with a minimum 10-foot wide clear horse trail and include connection to any trail system at the edge of the subdivision. Surface of the trail shall be of decomposed granite or some other suitable material subject to the approval of the Bureau of Engineering. Railings shall be four feet high and openings as necessary per equestrian trail standards of the City Engineer.
  - (3) Constructing suitable surfacing to join the existing pavement and to complete a 42-foot half roadway.
  - (4) Removing and reconstructing the existing improvements as necessary.
  - (5) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
- c. Improve Tulsa Avenue being provided and adjoining the subdivision by:
  - (1) Constructing an integral concrete curb and gutter, and a 5-foot wide concrete sidewalk in a 12-foot wide border.
  - (2) Constructing suitable surfacing to join the existing pavement and to complete a 28-foot interim roadway (18-foot half roadway).
  - (3) Removing and reconstructing the existing improvements as necessary.
  - (4) Constructing the necessary transitions to join the existing improvement.
- d. Construct concrete curb ramp at the southwesterly corner of the intersection of Topanga Canyon Boulevard and Tulsa Avenue.

- e. Construct the necessary on-site and off-site sewer mainline and sewer house connections to serve each parcel and depending on site grading, Parcel "D" may be required to install an on-site ejection system.
11. That prior to recordation of the final map, a soil and geology report pertaining to the proposed parcel map, be submitted to the Geotechnical Engineering Group of the Bureau of Engineering for their review and approval. **If** the City Engineer recommends approval for the subject Preliminary Parcel Map based upon geotechnical conditions, the following are conditions of this approval; these apply to public property, private street, and adjacent slopes:
- a. Cut or fill slopes in artificial fill and residual soils shall be no steeper than 2:1 (H:V). Cut slopes shall be no steeper than 1.5:1(H:V) in competent bedrock.
  - b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet, respectively, from the property line.
  - c. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over-excavated a minimum of 12 feet and replaced as a compacted fill slope.
  - d. The consulting soils engineer shall provide methods of mitigating the effects of expansive soil, which may underlie public property and private streets, Prior to the approval of plans, the City Engineer must approve the proposed method.
  - e. All street shall be founded upon firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
  - f. Fill material shall be compacted to a minimum of 90 percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
  - g. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
  - h. Adequate perforated pipe and gravel sub-drain systems approved by the City Engineer shall be placed beneath canyon fills and behind retaining walls.
  - i. Slopes that daylight adversely dipping bedding shall be supported by either a retaining wall or a designed buttress fill.
  - j. GED required procedures for review and approval of grading and foundation construction as it relates to City Property and the Right-of-way are specified

in the Inter-Departmental Correspondence-“Geotechnical Engineering Division Requirements for Review and Approval of Grading and Foundation Construction”, dated October 12, 2001. These procedures shall be followed during P.M. design and construction.

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

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

12. That prior to issuance of a grading or building permit or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Correction Letter dated June 30, 2006, Log No. 47872-01 and attached to the case file for AA-2005-0347-PMLA.

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

*Building and Safety approvals are conducted by appointment only- **contact John Pourhassan at (213)482-6880 or** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

13. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. The submitted map dimensions do not agree with ZIMAS. Revise the map to address the discrepancy.
  - b. Provide a copy of PS-124.
  - c. The submitted map does not comply with the minimum lot width (150 feet), lot area (two acres) and maximum density (one acre of lot area / dwelling unit) requirement of the A2 Zone. Provide a copy of APC case APCNV-2005-0351-ZC and show compliance with all the conditions and requirements of the APC case as applicable. Should the zone change not be obtained, revise the map to show compliance with the A2-1 Zone.
  - d. Provide 20-foot street frontage and 20-foot wide access strip for proposed Parcels “B” and “C”.

- e. Show all street/alley dedication(s) as required by Bureau of Engineering. Note that there is a 23 ft. Building Line along Topanga Canyon Boulevard on this Subdivision.

**\*NOTE TO PLAN CHECKER:** The Advisory Agency also approved, pursuant to Section 17.53 J of the Los Angeles Municipal Code, an adjustment to allow a reduction in the required lot area to 17,080 square feet for Parcels A, B and C in lieu of the 17,500 square feet required by the RA Zone. Furthermore, the Advisory Agency determines that the minimum lot area requirement pursuant to Section 12.07-A,7 (b) for the purpose of keeping domestic livestock, including horses, is met through the inclusion of the area of one-half of the abutting streets for Parcels A, B and C.

**Department of Transportation**

*Transportation approvals are conducted at 201 N. Figueroa Street, 4<sup>th</sup> Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.*

14. A parking area and driveway plan be submitted to the Valley Programs Development Review 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. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's Valley Programs Development Review Section. In addition, the following items shall be satisfied:
  - a. Vehicular access to the site(s) shall be limited to one two-way driveway. All driveways should be Case 2 driveways and 18 feet and 26 feet wide for two and three car garages, respectively.
  - b. Driveways and vehicular access to project(s) shall be limited to Tulsa Private Street.

**Fire Department**

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

15. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
  - a. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
  - b. 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.

- c 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.
- d 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.
- e This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.

**Bureau of Street Lighting**

*Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 1149 S. Broadway, 1<sup>st</sup> Floor, Suite 160 if no street improvements are required.*

- 16. Prior to final recordation for this project or issuance of the certificate of occupancy:
  - a The Developer shall cause Owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
  - b The following street lighting facilities to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting:

Two (2) along Topanga Canyon Boulevard.

**Department of Recreation and Parks**

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

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

**Department of City Planning-Site Specific Conditions**

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

*For an appointment with the Street Tree Division of the Bureau of Street Maintenance call 213-485-5675.*

18. 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 units on four parcels.
  - b. **Parking.** That a minimum of two (2) parking spaces per dwelling unit shall be provided for a minimum of eight (8) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.
  - c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
  - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
  - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with the Chatsworth-Porter Ranch Community Plan.
  - e. **Equestrian Easement and Horse Keeping.** Prior to the issuance of building permits, a Homeowners Association shall be established and

charged with the management and maintenance of all common areas and equestrian trails (including enclosure rails and fences), within the parcel map and on the front of the project along any public or private street. This requirement shall be included in the CC&R's, a copy of which shall be given to the Advisory Agency for placement in the parcel map file. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the cost of maintenance of the common property. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).

Covenants, conditions and restrictions (CC&R's) for all lots shall include a notice to all buyers and future buyers that no habitable room may be built in a "K" district within 35 feet (75 feet from neighbors in a non "K" district) of the equine keeping structure (where horse is provided food and water). Further, that the provisions of Ordinance No. 157,144, which became effective on November 22, 1982, regulates the keeping of horses both in and out of "K" equine keeping districts. The ordinance imposes certain requirements on the location of new structures and gives owners of horses being kept on adjacent lots other rights. The application of this ordinance to specific projects should be verified with the Department of Building and Safety prior to applying for building permits. The keeping of animals, including horses, shall not be prohibited by the covenants, conditions and restrictions. (Covenant and Agreement).

- f. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- h. **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.
- i. **Air Filtration.** The applicant shall install air filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
- j. That prior to the issuance of the building permit or the recordation of the final map, a copy of the case APCNV-2005-0361-(ZC) shall be submitted to the

satisfaction of the Advisory Agency. In the event that APCNV-2005-0361-(ZC) is not approved, the subdivider shall submit a parcel map modification.

19. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770.M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Condition Nos. 20 and 21** of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
20. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV-2005-0348-MND:

#### **Aesthetics (Landscaping)**

- MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

#### **Liquefaction**

- MM-2 Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.
- MM-3 Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

#### **Explosion/Release (Former Agricultural Land)**

- MM-4 A soils analysis shall be prepared by a licensed geologist. If contamination is found, remediation measures will be developed with the appropriate State agencies.

- MM-5 Prior to issuance of grading and building permits, a letter from the appropriate state agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) certifying that the remediation is complete shall be submitted to the Planning Department.

**Public Services (Fire)**

- MM-6 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**Public Services (Schools)**

- MM-7 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**Recreation (Increase Demand For Parks Or Recreational Facilities)**

- MM-8 Per Section 17.12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

**Safety Hazards**

- MM-9 Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

**21. Construction Mitigations**

**Air Quality**

- CM-1 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- CM-2 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-5 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**Noise**

- CM-7 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**General Construction**

- CM-12 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an

appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- CM-13 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-14 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-15 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-16 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-17 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

## FINDINGS OF FACT

### FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department issued on March 16, 2005, the proposed project Mitigated Negative Declaration No. ENV-2005-0348-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2005-0348-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Aesthetics (landscaping);
- Air Quality (construction);
- Geology (Seismic, construction);
- Explosion/ Release (Former Agricultural Land);
- Noise (construction);
- Public Services (fire, schools);
- Recreation (parks);and
- Transportation (access).

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 19, 20, and 21**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) Which are specifically intended to mitigate such impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 19**.

In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

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

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

In connection with the approval of Parcel Map No. AA-2005-0347-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

**THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.**

The proposed division of land, as conditioned, complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

**PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Very Low I residential density with corresponding zones of RA and RE20. The 1.69 acre property is zoned A2-1. A request to change the zone from A2-1 to RA-1 is being processed concurrently with the above parcel map case. The adopted Plan and the zone allows for the proposed subdivision and zone change. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The site is one of the few unimproved properties in the vicinity. The development of this parcel is an infill in a single-family residential neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources.

**FINDINGS OF FACT (ADJUSTMENT):**

1. **The granting of the adjustment shall result in development that is compatible and consistent with the surrounding uses, and shall create no adverse impacts or any adverse impacts have been mitigated.**

The resulting density is consistent and compatible with the surrounding properties and with the pattern of residential uses in the area. The adjacent properties are also improved with developments of equivalent or greater density. Tract Map 53292 immediately adjacent to the south was approved in 2001 for a zone change, and subdivision allowing the RE11 Zone and 20 single family parcels. The proposed four single family home parcels on the subject site are significantly less dense and allow for ample access and setbacks—including a public easement for an equestrian trail along Topanga Canyon Boulevard and a private street. The private street allows all vehicle access to be avoided from Topanga Canyon Boulevard, but also has the affect of reducing the buildable area for this site sufficiently to require this adjustment for the reduced minimum lot area. The provision of a private street in this manner contributes to the public welfare and betterment, therefore in consideration of this contribution the Advisory Agency approves the slight reduction in minimum lot area required by the zone. The surrounding uses shall not be negatively impacted.

2. **The granting of the adjustment is in conformance with the intent and purpose of the General Plan, and with the spirit and intent of the Planning and Zoning Code of the City.**

The General Plan is silent on issues related to slight reductions in minimum lot area. However, the adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Very Low I residential density with corresponding zones of RA and RE20. The recommended adjustment is substantially consistent with the land use designation on the plan map and is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted Community Plan. Furthermore, the development of this site in conformance with the underlying land use designation supports the housing production policies of the Community Plan as well as preserves and enhances the distinct equestrian character of this neighborhood through the provision of a public equestrian easement and trail along Topanga Canyon Boulevard that continues off the subject site to ultimately connect with Chatsworth Boulevard to the south. Furthermore,

the slight reduction in minimum lot area will not prevent the keeping of equines on the site. Section 12.07-A,7(b) requires a minimum of 17,500 square feet of lot area in order to keep domestic livestock, including horses. However, Section 12.07-A,7 (b) of the Code specifically allows the minimum lot area requirement for horses to be calculated in such a manner to include "one-half of the abutting streets." Therefore, even though the minimum lot areas for proposed parcels A, B and C will be less than 17,500 square feet for purposes of meeting Code Section 12.07-C,4, the parcels will meet the minimum lot area requirements for purposes of allowing horse keeping.

**3. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.**

The granting of this adjustment is in substantial conformance with the spirit and intent of the RA Zone requested for this property in that the slight reduction requested in the areas for Lots A, B and C is offset by the larger size of Parcel D. Furthermore, when combined, the net area of all four lots is 73,403 square feet., averaging 18,350 square feet per parcel--exceeding the 17,500 square feet required per lot by 850 square feet each. The configuration of the property makes strict adherence to the zoning regulation impractical because the Department of Transportation and the Bureau of Engineering are requiring a private street to avoid any vehicle egress or ingress onto the site directly off Topanga Canyon Boulevard. The configuration of the lots, due to the need to provide access to Parcel D from Tulsa Avenue, makes strict adherence to the zoning regulation impractical

**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 17.05N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street, Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the North Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on October 2, 2006\* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213.482.7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Bl., Room 251  
Van Nuys, CA 91401  
818.374.5050

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

**Appeal forms are available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).**

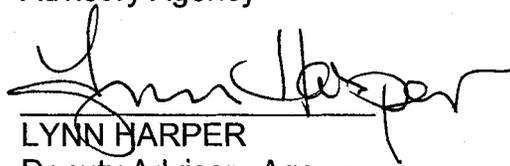
Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. September 15, 2009.

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

S. Gail Goldberg, AICP  
Advisory Agency



LYNN HARPER  
Deputy Advisory Agency

SGG:EGL:LH

cc: Bureau of Engineering - 4  
Community Planning Bureau  
Planning Office & 1 Map  
D.M. 207 B 101  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

