

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: AA-2017-5451-PMLA PROJECT ADDRESS: 5109 N. Bluebell Ave

DATE OF APPROVAL: August 17, 2018 EFFECTIVE DATE OF APPROVAL: Sept. 4, 2018

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

To subdivide a parcel into two (2) parcels.

PM No. 2017-5451 needs an extension before the final map can be recorded and the final map

is ready to be recorded.

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled “By-Right Time Extensions per Ordinance 182,106” (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: Yaagou Kobi Company: _____
Address: 5109 Bluebell Ave., Valley Village, CA Telephone: (818) 915-2049
Zip: 91607 E-mail: irit@kobiwindows.net

Property Owner: _____ Company: _____
Address: _____ Telephone: _____
Zip: _____ E-mail: _____

Representative: _____ Company: _____
Address: _____ Telephone: _____
Zip: _____ E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

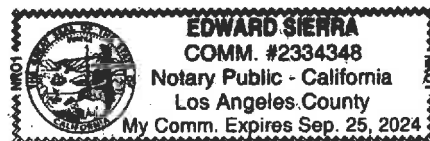
- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: Kobi Loukia

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles, On 6/2/2022 before me, Edward Sierra, Notary Public
(Insert Name of Notary Public and Title)
personally appeared Yaagou Kobi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

[Signature] (Seal)
Signature



Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
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**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

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CITY OF LOS ANGELES
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MAYOR

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

June 8, 2022

Owner/Applicant

Yaagov Kobi
5109 North Bluebell Avenue
Valley Village, CA 91607

Representative

DHS & Associates Inc.
Steve Nazemi
275 Centennial Way #205
Tustin, CA 92780

RE: Parcel Map No. AA-2017-5451-PMLA

Related Case: DIR-2018-3123-SPP

**Address: 5109 North Bluebell Avenue;
12743 West Otsego Street**

Community Plan: North Hollywood-Valley Village

Council District: 2 - Councilmember Krekorian

Zone: R1-1

CEQA: ENV-2017-5452-CE

EXTENSION OF TIME

On August 17, 2018, the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2017-5451-PMLA for a maximum of two lots as shown on map stamp-dated December 20, 2017, in the R1-1 Zone, located at 5109 N. Bluebell Avenue and 12743 West Otsego Street within the North Hollywood-Valley Village Community Plan.

On August 15, 2018, the Director of Planning conditionally approved a Project Permit Compliance Review to permit the demolition of a single-family dwelling and the construction, use, and maintenance of a new one-story single-family dwelling with a basement, with a maximum height of 18 feet, and a two-story detached garage and recreation room with a maximum height of 25 feet, 8 inches, on a 8,444 square foot corner lot (newly created Parcel "B" from AA-2017-5451-PMLA), under related Case No. DIR-2018-3123-SPP.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2017-5451-PMLA.

In addition, pursuant to Chapter 1, LAMC Section 12.36 G.1, quasi-judicial approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

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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INFORMATION

www.planning.lacity.org

Decision Date: August 17, 2018

Appeal End Date: September 4, 2018

Yaaqov Kobi Louria (O/A)
5109 Bluebell Avenue
Valley Village, CA 91607

Steve Nazemi (R)
DHS & Associates Inc.
275 Centennial Way #205
Tustin, CA 92780

Re: **Case No. AA-2017-5451-PMLA**
Related Case: DIR-2018-3123-SPP
5109 N. Bluebell Avenue
12743 W. Otsego Street
North Hollywood-Valley Village
Community Plan Area
Zone : R1-1
D.M. : 171-B-161
C.D. : 2
CEQA: ENV-2017-5452-CE
Legal Description: Lot 11 (Arb 1);
Tract 10749

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53, the Advisory Agency adopted Categorical Exemption (ENV-2017-5452-CE) as the environmental clearance and approved Preliminary Parcel Map No. AA-2017-5451-PMLA, located at 5109 N. Bluebell Avenue and 12743 W. Otsego Street for a maximum of **two (2) lots** as shown on map stamp-dated December 20, 2017 in the North Hollywood-Valley Village Community Plan. This unit density is based on the R1-1 zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) If you have any questions or for an appointment, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050 or (310) 231-2912. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

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 Julia Li by calling (213) 202-3481.

1. That a 15-foot radius property line return be dedicated at the intersection of Bluebell Avenue and Otsego Street adjoining the subdivision.
2. The following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Bluebell Avenue by the construction of a 5-foot wide concrete sidewalk in a 12-foot wide border; remove and remove and replace the existing concrete cross gutter at the intersection with Otsego Street as necessary; plant trees and landscape the parkway area all acceptable to the City Engineer.
 - b. Improve Otsego Street adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk; plant trees and landscape in the parkway area.
 - (2) Suitable surfacing to join the existing improvement and to complete an 18-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of the existing improvement.
 - (4) The necessary transitions to join the existing improvements, all acceptable to the City Engineer.
 - c. Construct curb ramp at the intersection of Otsego Street and Bluebell Avenue as required by the provisions of the "Americans with Disabilities Act".
 - d. Construct the necessary mainline sewer and house connection sewers to serve the subdivision; evaluate the efficiency of the existing house connection sewer; and/or any other sewer arrangement connection acceptable to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

3. 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 Letter dated April 3, 2018, Log No. 101338-01 and attached to the case file for Parcel Map No. AA-2017-5451-PMLA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only- **Laura Duong at (213) 482-0434** 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 Department of City Planning.*

4. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the sites without a main use. 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 requirement shall be required to comply with current code as measured from new property lines after dedication.

Note: 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.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401. Please contact Taghi Gharagozli with DOT at 818-374-4699 or taghi.gharagozli@lacity.org for any questions regarding the following:

5. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A driveway apron width of W=18 feet is required for single family residential sites taking direct access to a 2 car garage.

- b. 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.
- c. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 6262 Van Nuys Blvd. 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.

- 6. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. One or more Knox Boxes will be required to be installed for LAFD access to project location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
 - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. 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.
 - e. 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.

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office.

7. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - a. Improvement Condition: Construct new street lights; one (1) on Otsego Street and one (1) on Bluebell Avenue.

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.

BUREAU OF SANITATION

8. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated February 5, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

Note: 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.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

11. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees designated for removal on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way to be removed shall be provided for approval per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and any tree on the site to be removed shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at the Metro, Valley, or West Los Angeles Development Services Centers, unless otherwise indicated.

12. 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 two (2) lots.
 - b. **Specific Plan.** All proposed construction shall conform to the Valley Village Specific Plan.
 - c. **Parking.** Provide a minimum of 2 covered off-street parking spaces per single family dwelling.
 - d. **Parcel "B".** Vehicle access shall be provided to Parcel "B" only from Otsego Street. The dwelling on Parcel "B" shall be oriented with the front of the house and main entrance facing Bluebell Avenue.
 - e. **Fence.** Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- f. **Tree Replacement.** A minimum of eight (8) 36-inch box shade trees shall be planted on-site (four trees per lot) of which two (2) trees shall be planted within each front yard setback area.
- g. **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 per Condition No. 12. f. above. **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 after completion of the landscape and irrigation installation until close of escrow.
 - 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, or close of escrow, whichever comes last.
- h. **Lighting.** All outdoor lighting shall be shielded and directed onto the site, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - i. **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.

13. 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. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

DETERMINED that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section I, Class 15 (Minor Land Divisions), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2017-5451-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The project site is located within the North-Hollywood-Valley Village Community Plan, one of the 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan land use designation is Low Residential, which lists the corresponding zones as R1, RS, and RE9. The project site is zoned R1-1, which is consistent with the land use designation.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The property is zoned R1-1, which requires a minimum lot size of 5,000 square feet. The proposed Parcel Map is for the subdivision of one lot into two lots, intended for the construction of two new single family dwellings. The proposed lots will be between 8,444 and 8,518 square feet, and thus will still exceed the minimum 5,000 square foot lot size required for the R1 Zone.

The site is located within the Valley Village Specific Plan. The Specific Plan provisions pertain mostly to multi-family and commercial developments, however the Specific Plan does require a maximum height limit of 30 feet for single family dwellings. Such requirement would be applied through a separate formal application to the Department of City Planning, for a Project Permit Compliance.

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

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

The Subdivision Map Act and Article 7 of the LAMC govern the subdivision of land, as well as, defining the design and improvement of a map. The design of a map includes, but is not limited to, street alignments (grades and widths), location and size of all required easements and rights-of-way, and lot and size configuration. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Improvement is defined as street work and utilities that are to be installed for the purposes of access and drainage needs.

The parcel map has been reviewed by the various Departments and Bureaus of the Deputy Advisory Agency for compliance with pertinent regulations of the Zoning Code. The Bureau of Engineering has reviewed the location of the project site and the proposed map and is recommending improvements to the public right-of-way, consistent with the Mobility Element of the General Plan. Additionally, the Bureau of Street Lighting is recommending new street lights. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plan.

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

The project site is a flat interior, oversized R1 zoned lot. The surrounding area is zoned R1-1 and is developed with one- and two-story single-family dwellings. Many of the dwellings were built in the mid-late 1930's however newer dwellings have also been built on the same block. Properties in the area are generally level, rectangular or square shaped lots, ranging in size from approximately 6,500 to 24,000 square-feet in area. Most of the lots on the subject west side of the block fall within the 7,000 square foot range however one lot is approximately 14,250 square feet and the subject lot is 16,989 square feet, thus it is currently the largest lot on the subject west side. The east side of the block is comprised mostly of larger lots, ranging from approximately 14,500 to 18,250 square feet, many of which are developed with larger dwellings, including newer dwellings, such as a two-story dwelling built in 2002 that is 5,809 square feet. The dwellings vary in style and some have estate like appearances with high walls and landscaping in front.

The proposed Parcel Map is for the subdivision of one lot into two lots. Parcel "A" is proposed to be 8,518 square feet and Parcel "B" to be 8,444 square feet. The proposed lots will fall within the existing lot sizes on the block and will exceed the minimum 5,000 square feet lot size required for the R1 Zone.

The project proposes the removal of one street tree (non-protected species) and

the demolition of an existing single family dwelling and accessory structures currently located on both proposed parcels. A review of City records (SurveyLA and Historic Places LA) indicates that this property is not considered a potential Historic Resource and is not located within a potential Historic District.

The site is located within an Urban Agricultural Incentive Zone, and is considered Urban and Built-Up Land. The subject property is also within 4.2 kilometers of the Hollywood fault, and is in a liquefaction area. The site is not within 500 feet of any schools. The site is not in a Hillside Area or Special Grading Area, nor is it in a Methane Zone, a tsunami-inundation zone, flood-prone area, or a High Wind Velocity Area. The site is not identified as having hazardous waste or past remediation. The site is outside the Flood Zone.

The parcel map's approval is contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits in conformance with the Soils Approval letter dated April 3, 2018. Therefore, the site will be physically suitable for the proposed type of development.

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

The proposed lot split will be more in keeping with the existing approximate 7,000 square foot lots on the subject block. The front yards will be on Bluebell Avenue, thus new dwellings main entrance and front façade will face Bluebell Avenue, consistent with the existing development pattern. Parcel "B," the corner parcel, is conditioned such that the dwelling main entrance and front facade will be facing Bluebell Avenue, however vehicle access will be from Otsego Street.

The R1 zone requires a minimum lot area of 5,000 square feet and minimum lot width of 50 feet. Parcel "A" is proposed at 8,518 square feet, Parcel "B" at 8,471 square feet, with each lot maintaining a width of 50 feet. As presented and conditioned, the site is physically suitable for the proposed density of one single family dwelling per R1 zoned lot.

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

According to the submitted tree report prepared by Harmony Gardens (dated November 14, 2017), there are no significant trees on site (8-inches in trunk diameter or greater), and no protected trees. There are approximately six trees that are less than 8 inches in trunk diameter and one street tree. All trees are proposed to be removed. The street tree is small and noted to be in poor condition. However, it should be noted that aerial photos indicate the site had approximately eight significant trees, some tall pines and shade trees with canopies of 50 to 60 feet all of which were removed (estimated between 2015 and 2017) prior to the

tree report. The project is conditioned to replace the eight significant trees with eight 36-inch size box shade trees. The tree replacement will help to maintain the natural beauty and character of the neighborhood and will help to reduce the urban heat island effect by providing shade that will help to reduce temperatures inside the dwellings and outside.

The project site, as well as the surrounding area, are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Therefore the design and proposed improvements are not likely to cause damage to fish or wildlife or their habitat.

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

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

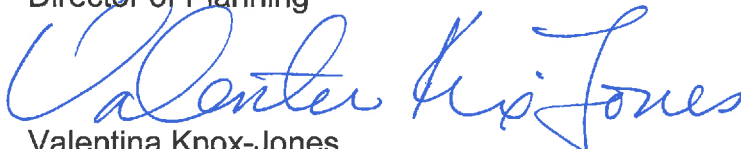
The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

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

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2017-5451-PMLA.

Vincent P. Bertoni, AICP
Director of Planning



Valentina Knox-Jones
DEPUTY ADVISORY AGENCY

ML:VKJ:MK:mkc

Note: 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	Marvin Braude San Fernando	West Los Angeles Development
201 North Figueroa Street,	Valley Constituent Service Center	Services Center
4 th Floor	6262 Van Nuys Boulevard, Suite	1828 Sawtelle Boulevard,
Los Angeles, CA 90012	251	2nd Floor
(213) 482-7077	Van Nuys, CA 91401	Los Angeles, CA 90025
	(818) 374-5050	(310) 231-2901

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

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

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.

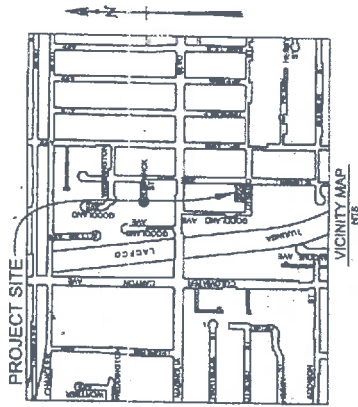
If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050 or (310) 231-2912.

PRELIMINARY PARCEL MAP NO. 1A-2017-5451-PMA

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 11, OF TRACT NO. 10748
AS PER MAP PREPARED AND RECORDED IN THE PUBLIC RECORDS OF LOS ANGELES COUNTY

SHEET 1 OF 1



OWNER:

YAGQV KOBIL LOURIA
7232 LAUREL CANYON BLVD.
NORTH HOLLYWOOD, CA 91603

ENGINEER:

DHS & ASSOCIATES INC.
275 CENTENNIAL WAY, SUITE 206
DUSTIN, CA 92708
TEL (714) 665-6569

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

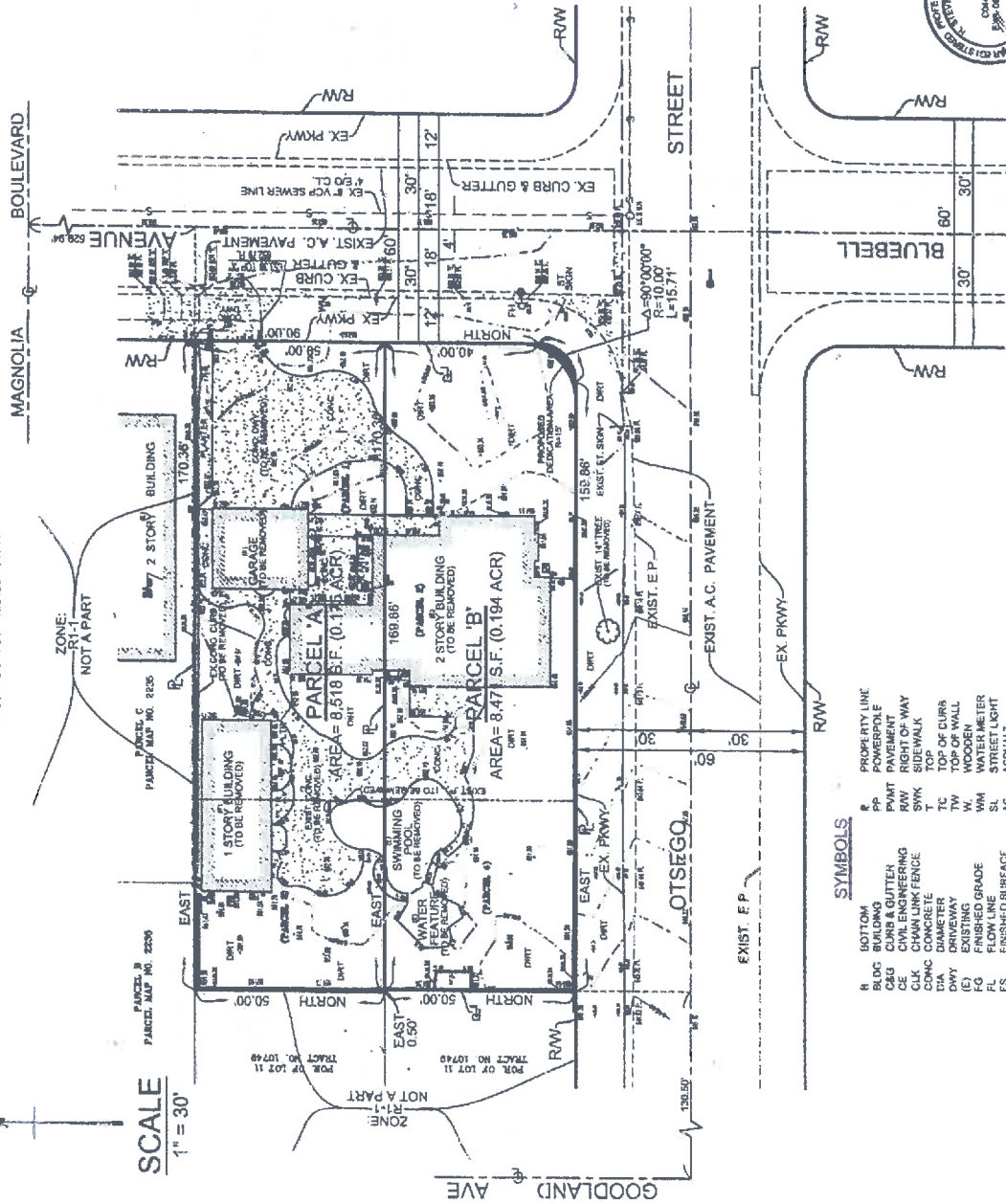
DEC 20 2017

LEGAL DESCRIPTION:

PORTION OF LOT 11, TRACT NO. 10748
M.B. 184, PAGES 26 TO 27
IN THE PUBLIC RECORDS OF LOS ANGELES COUNTY.
APN # 2307-001-015

NOTES:

- EXISTING SITE HAS A SINGLE FAMILY DWELLING WHICH WILL BE DEMOLISHED FOR SUBDIVISION OF ONE LOT TO BE DIVIDED INTO TWO (2) LOT.
- PROJECT ADDRESS: 5108 N. BLUEBELL AVE. LOS ANGELES, CA 91607
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- THE SITE IS NOT IN THE FLOOD ZONE AREA
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE
- TOTAL AREA: 16,989 S.F. (0.390 ACRES)
- PARCEL "A" = 8,518 S.F. (0.175 ACRES)
- PARCEL "B" = 8,471 S.F. (0.194 ACRES)
- THOMAS GUIDE: PAGE 592-E3
- DISTRICT MAP NO. 171-B-161
- CENSUS TRACT NO. 1240.00
- COUNCIL DISTRICT NO. 2
- PROPOSED DEVELOPMENT DATA
- SUBDIVIDE EXIST. LOT TO TWO (2) LOT SUBDIVISION
- PARKING
- COVERED PARKING SPACE PER LOT
- TOTAL COVERED PARKING SPACE TO BE PROVIDED = 2 X 2 = 4
- THERE IS ONE (1) TREE ON THE STREET WHICH WILL BE REMOVED
- THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
- THE SITE IS WITHIN THE VALLEY VILLAGE SPECIFIC PLAN AREA
- THE SITE IS IN LIQUEFACTION ZONE
- EXISTING ZONE: R1-1
- PROPOSED ZONE: R1-1
- MAP PREPARED ON 11-19-2017



SYMBOLS

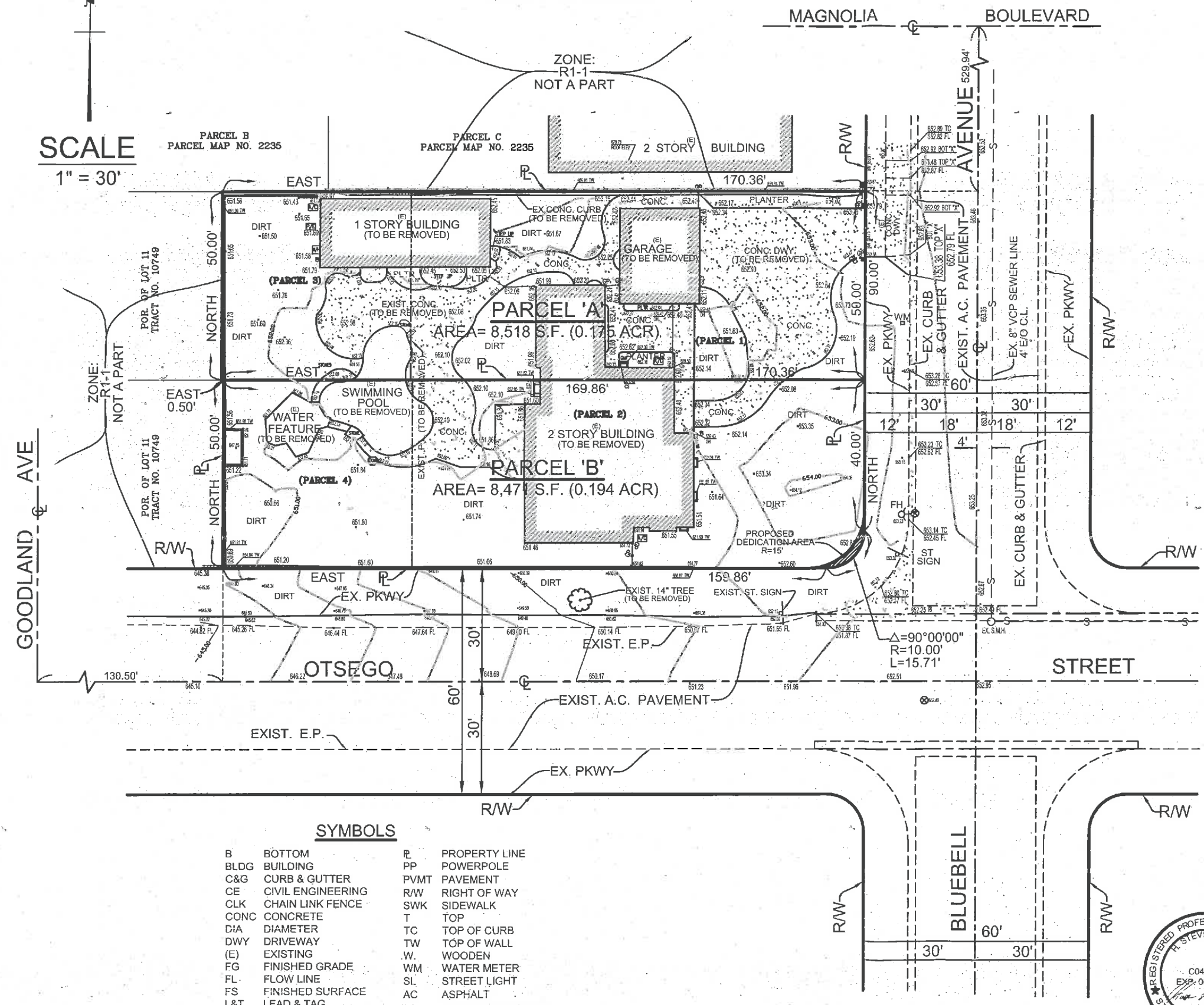
B	BOTTOM	PP	PROPERTY LINE
BLDG	BUILDING	PMNT	PAVEMENT
CL	CL	PR	PRIVATE DRIVEWAY
CLK	CHAIN LINK FENCE	SWK	SIDEWALK
CONC	CONCRETE	TC	TOP OF CURB
DIA	DIAMETER	TW	TOP OF WALL
DWY	DRIVEWAY	WM	WOODEN
FL	FINISHED GRADE	WM	WATER
FS	FLOW LINE	AC	ASPHALT
FL	FLOW LINE	SP	EDGE OF PAVEMENT
L&T	LEAD & TAG		
FM	FIRE HYDRANT		



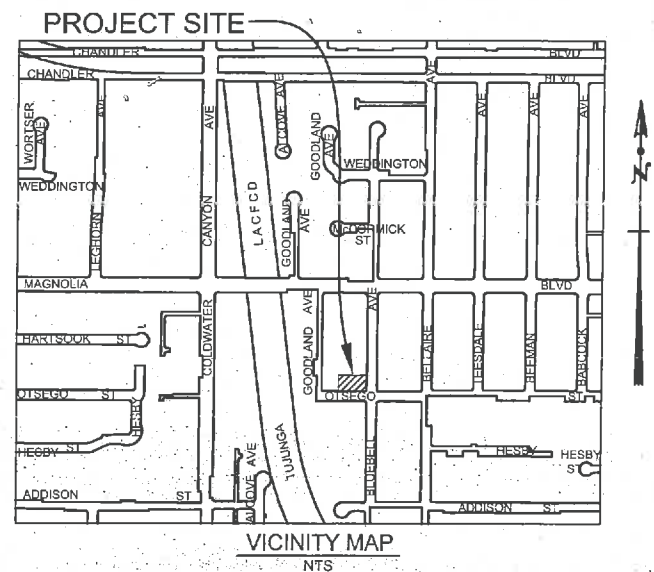
SCALE
1" = 30'

PRELIMINARY PARCEL MAP NO. *AA-2017-5451-PMLA*
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES
BEING A SUBDIVISION OF A PORTION OF LOT 11, OF TRACT NO. 10749
AS PER MAP RECORDED IN BOOK 184 PAGES 26 TO 27 INCLUSIVE OF MAP
RECORDS OF LOS ANGELES COUNTY

SCALE
1" = 30'



<u>SYMBOLS</u>			
B	BOTTOM	PL	PROPERTY LINE
BLDG	BUILDING	PP	POWERPOLE
C&G	CURB & GUTTER	PVMT	PAVEMENT
CE	CIVIL ENGINEERING	R/W	RIGHT OF WAY
CLK	CHAIN LINK FENCE	SWK	SIDEWALK
CONC	CONCRETE	T	TOP
DIA	DIAMETER	TC	TOP OF CURB
DWY	DRIVEWAY	TW	TOP OF WALL
(E)	EXISTING	W.	WOODEN
FG	FINISHED GRADE	WM	WATER METER
FL	FLOW LINE	SL	STREET LIGHT
FS	FINISHED SURFACE	AC	ASPHALT
L&T	LEAD & TAG	EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT		



OWNER:
YAAQOV KOB L'OURIA
7326 LAUREL CANYON BLVD.
NORTH HOLLYWOOD, CA. 91603

ENGINEER:
DHS & ASSOCIATES INC.
275 CENTENNIAL WAY, SUITE 205
TUSTIN, CA 92780
TEL: (714) 665-6569

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
PARCEL MAP
DEC 20 2017

LEGAL DESCRIPTION: ☐ REVISED MAP ☐ EXTENSION OF TIME
☒ FINAL MAP UNIT ☐ MODIFIED
PORTION OF LOT 11, TRACT NO. 10749
M.B. 184, PAGES 26 TO 27
RECORDS OF LOS ANGELES COUNTY.
APN # 2357-001-015
DEPUTY ADVISORY AGENCY

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 - THOMAS GUIDE: PAGE 562-E3
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