

DEPARTMENT OF
CITY PLANNING

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

AND
6262 VAN NUYS BLVD., SUITE 430
VAN NUYS, CA 91401

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INFORMATION
<http://planning.lacity.org>

Decision Date: January 13, 2021

Xiaowen Liang & Tingfeng Li
2815 Musgrove Avenue
El Monte, CA 91732

Case No. AA-2018-6920-PMLA-SL
Related Case: DIR-2018-6921-SPP
ADM-2018-6922-SLD

Address: 5409 N. Morella Avenue
Planning Area: North Hollywood-Valley Village
Zone: [Q]RD2-1
D. M.: 171-B-169
C. D.: 2-Krekorian
CEQA: ENV-2018-6923-CE
Legal Description: Lot 11; Tract 12161

Appeal End Date: January 28, 2021

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and 15332, Class 32, and issues ENV-2018-6923-CE as the environmental clearance, and approves Parcel Map No. AA-2018-6920-PMLA-SL, located at 5409 N. Morella Avenue, for a maximum **four small lots**, pursuant to the LAMC Sections 17.51 and 12.22 C, 27, as shown on map stamp-dated November 27, 2018, in the North Hollywood-Valley Village Community Plan. There are 17 non protected trees on site, six Italian cypress will be preserved and 11 trees are proposed for removal and replacement on a 1:1 basis This unit density is based on the [Q]RD2-1 Zone. For an appointment or if you have any questions, please call Public Counter staff at (213) 482-7077, (310) 231-2901 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

(The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment or if you have any questions, please call Public Counter staff at (213) 482-7077, (310) 231-2901 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary, for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185,462" satisfactory to the City Engineer.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Parcel Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

8. 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 Geology and Soils Report Approval dated *December 10, 2018*, Log No.106146 and attached to the case file for Tract No. 12161.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

9. 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Revise the map to comply with the 25 foot height limit per the [Q] condition. Show compliance with the above condition as applicable or Department of City Planning approval is required. (Note: Valley Village Specific Plan 30 foot height supersedes per sections 3.B and 6.B.1.b)
- c. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is located within the Valley Village Specific Plan. Small Lot Subdivision within the boundary of the Valley Village Specific Plan Area requires compliance with Valley Village Specific Plan.

This property is located in a Liquefaction Zone.

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

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

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

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

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

Any questions regarding this report should be directed to Brandon Wilson of the Department of Transportation (DOT), by calling 818-374-4691 or emailing Brandon.Wilson@lacity.org.

10. That prior to recordation of the final map, satisfactory arrangements shall be made with the DOT to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
 - b. A two-way driveway width of W=30 feet is required for all driveways, or to the satisfaction of DOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. 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

*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.*

11. That 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. Submit plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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.
 - d. 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.

- e. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- f. 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.
- g. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- h. Site plans shall include all overhead utility lines adjacent to the site.
- i. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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, see condition S-3. (c).

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

BUREAU OF SANITATION

- 14. 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 September 19, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. 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 three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org/development-services/appointment/form.

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of four (4) small parcels.
 - b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - c. That prior to issuance of a certificate of occupancy, a minimum six (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.
 - d. A Certificate of Occupancy (temporary or final) for the buildings in Parcel Map No. AA-2018-6920-PMLA-SL shall not be issued until after the final map has been recorded.
 - e. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map’s setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C.27:
 - (i) Setbacks shall be permitted as follows:

Setback Matrix				
Parcel No.	North	South	East/Front Side	West/ Rear Yard
A	5'-0"	17'-5"	15'-0"	3'-1"
B	5'-0"	17'-5"	3'-1"	0'
C	5'-0"	17'-5"	0'	3'-1"
D	5'-0"	17'-5"	3'-1"	10'-0"

- (ii) The Common Access Driveway may have a minimum width of 17 feet clear-to-sky.
 - (iii) Height should be limited to 30 feet in accordance with Valley Village Specific Plan Sections 3.B and 6.B.1.b.
- f. The small lot subdivision shall conform to the plans stamped Exhibit A (dated November 27, 2018) and approved by the Director of Planning under Case No. ADM-2018-6922. In the event the Advisory Agency modifies Parcel Map No. AA-2018-6920-PMLA-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit.
- g. That the subdivider considers the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. That the subdivider shall comply with the **Valley Village Specific Plan** prior to the issuance of a building or grading permit, in accordance with Case No. DIR-2018-6921-SPP.
- i. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- j. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- k. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the

City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. 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 grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box shade trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) Construct new street light: one (1) on Morella Ave.

Notes:

The quantity of streetlights 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 condition S-3 (i), 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.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Morella Avenue adjoining the subdivision by the construction of the following:
 - i. An integral concrete curb and gutter, and a full width concrete sidewalk with tree wells.
 - ii. Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway to match the half roadway width of southerly roadway improvement.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.
 - (2) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However, the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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

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

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

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

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

The Deputy Advisory Agency determined that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15315, Class 15, and Article 19, Section 15332 (Class 32), 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 Parcel Map No. AA-2018-6920-PMLA-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the North Hollywood-Valley Village Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD2 and RD1.5 Zones as the corresponding zones. The Project Site is zoned [Q]RD2-1, which is consistent with the land use designation. The project site has approximately 8,124 square feet of lot area, which would permit a maximum of four dwelling units. As shown

on the parcel map, the Project proposes to subdivide the project site into four small lots, each with a single-family dwelling, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. The parcel map indicates the parcel map number, notes, legal description, and contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. The parcel map was prepared by a registered civil engineer (Ray Lombare & Associate, Inc.) Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.50 and 12.22 C.27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. 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. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned [Q]RD2-1, the zone would permit a maximum of four dwellings on the approximately 8,124 square-foot site. As the map is proposed for a small lot subdivision for four small lots, each with a single-family dwelling, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-way along Morella Avenue for vehicular access.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Morella Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Street Lighting has recommended the construction of one new street light. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is comprised of one rectangular lot that is 8,124 square feet in lot area. The site is currently developed with one single family dwelling and detach garage, with 17 existing non-protected trees on-site. The project proposes the construction of four small lot homes that are three stories and up to 30 feet in height. The [Q] Condition under

Ordinance No. 165,108 limiting the height to 30 feet effective September 24, 1989. The Valley Village Specific Plan effective April 2, 1993 under Ordinance No. 168,613 states in section 3.B that whatever the Specific Plan and other regulations differ in building height, the Specific Plan shall prevail and supersede the applicable provision of the code. Therefore, per Section 6.B.1.b of Specific Plan no single-family building shall exceed 30 feet in height.

The project site is located within 4.3 kilometer (2.6 miles) from the Hollywood Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is located within a liquefaction zone and will be required to comply with all applicable regulations as it pertains to development within a liquefaction zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is outside of a Flood Zone area. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas), as it is outside the Flood Zone.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits in a Soil Report Approval Letter dated December 10, 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 adopted North Hollywood-Valley Village Community Plan designates the site for Low Medium Residential land use. The site is zoned [Q]RD2-1, consistent with the range of corresponding zones for the land use designation. The surrounding properties also have a land use designation of Low Residential, Low Medium II Residential and Medium Residential. The site is developed with a single-family residential use. The bordering properties to the north and east are also developed with single-family residential uses. Properties to the rear fronting Carpenter Avenue and south are developed with multi-family dwellings in the [Q]RD2-1 and [Q]R3-1 zone respectively.

Small lot developments provide a transition between height zones R2lots and single-family development per the Valley Village Specific Plan single family development including small lot are limited to a 30 foot height.

As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of four single-family dwellings. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The site is currently developed with one single family dwelling and detach garage, with 17 existing non-protected trees on-site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat, under Case No. ENV-2018-6923-CE.

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

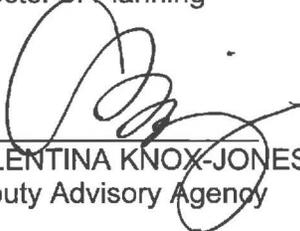
The project site consists of a parcel identified as Lot No. 11 of Tract 12161 and is identified by the Assessor Parcel Map No. 2348010028. There is a known 5-foot easement acquired by the City of Los Angeles for public utility purpose as identified on the preliminary parcel map parallel to the west property line. The project will provide a private easement for common vehicular access purposes within the subdivision as identified on the parcel map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the City of Los Angeles for access through or use of the property within the proposed subdivision.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2018-6920-PMLA-SL.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Director of Planning



VALENTINA KNOX-JONES
Deputy Advisory Agency

CR:SH:VKJ:OA:mh

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

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

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

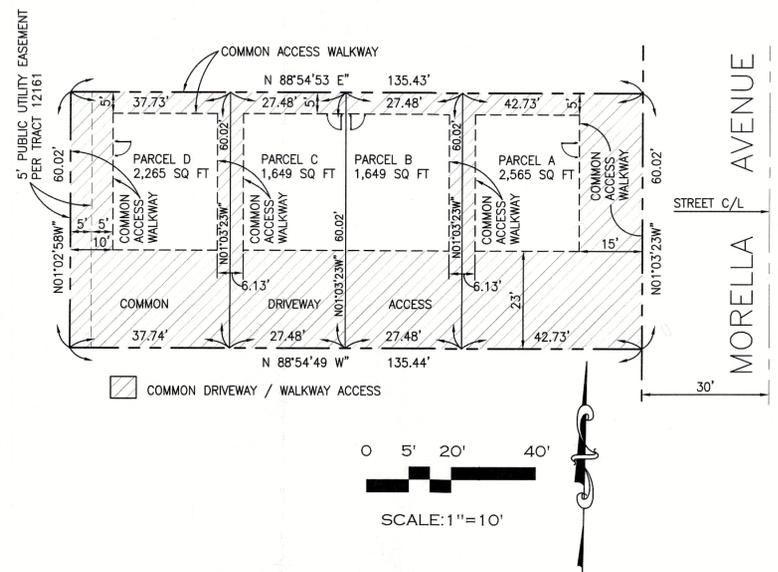
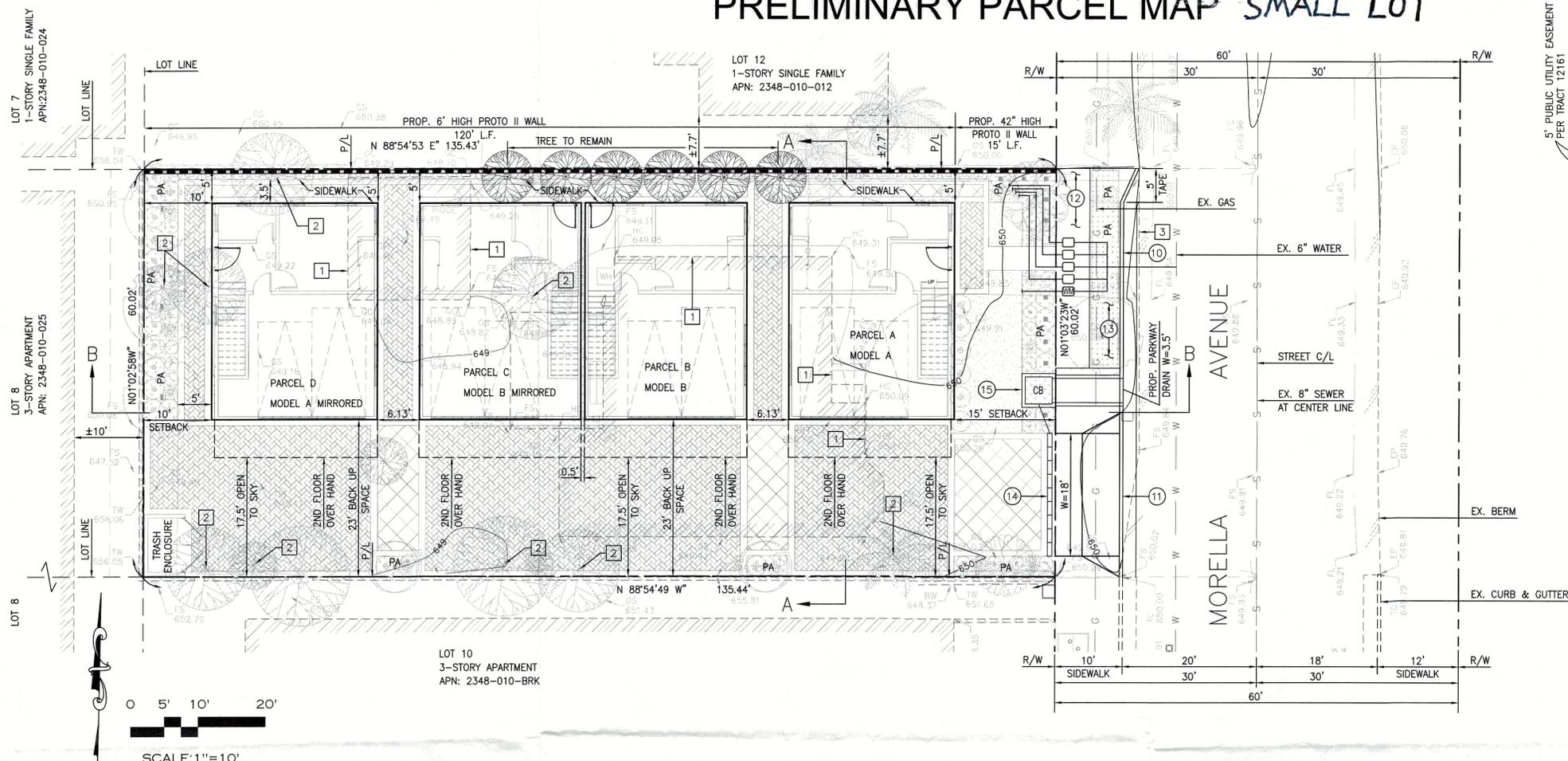
West Los Angeles
Development Services
Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

***Appeal forms are available on-line at www.planning.lacity.org.**

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.

PRELIMINARY PARCEL MAP SMALL LOT



OWNER:
XIAOWEN LIANG/TINGFENG LI
2815 MUSGROVE AVE
EL MONTE CA 91732

CONTACT PERSON:
XIAOWEN LIANG
(626) 548-0661
Liangxiaowen@gmail.com

ARCHITECT:
ERIC STUDIO, LLC
440 E. HUNTINGTON DR., SUITE 356
ARCADIA, CA 91006

CONTACT PERSON:
ERIC TSANG
(909) 569-3737
MAIL@ERIC-DESIGN.COM

GEOTECHNICAL ENGINEER:
RYBACK GEOTECHNICAL, INC.
16022 ARMINA ST., SUITE 7
VAN NUYS, CA 91406

CONTACT PERSON:
RICHARD RYBACK
(818) 785-0550
RRYBACK@RYBACKGEOTECHNICAL.COM

LANDSCAPE ARCHITECT:
JENNY YE CONSULTING INC.
14351 HARVEST VALLEY AVE.
EASTVALE, CA 92880

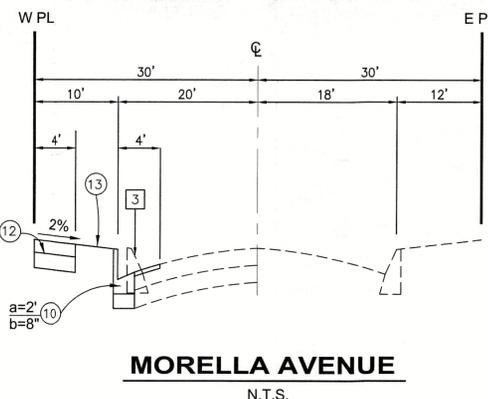
CONTACT PERSON:
JENNY YE
(951) 317-6825
JENNYHYE@YAHOO.COM

SURVEY/CIVIL ENGINEER:
RLA, INC
135 S. JACKSON ST., SUITE 202
GLENDALE, CA 91205

CONTACT PERSON:
RAY LOMBERA
(323) 257-9771
RAY@RAYLOMBERA.COM



SECTION B-B
N.T.S.



MORELLA AVENUE
N.T.S.

CONSTRUCTION NOTES:

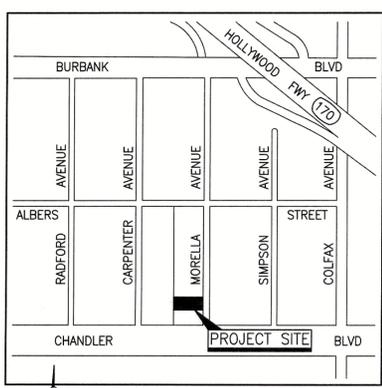
- 1 EX. BUILDING TO BE DEMOLISHED
- 2 EX. TREE TO BE REMOVED (TREE TYPE SEE TREE REPORT)
- 3 EX. BERM TO BE REMOVED
- 4 EX. WATER METER TO BE RELOCATED
- 10 TYPE C INTEGRAL CURB AND GUTTER b=8", o=8"
- 11 CONCRETE DRIVEWAY W=18", X=3", Y=4"
- 12 CONCRETE WALK t=4"
- 13 LANDSCAPE AREA
- 14 INSTALL TRENCH DRAIN
- 15 INSTALL CATCH BASIN

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 PARCEL MAP
NOV 27 2018

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
 DEPUTY ADVISORY AGENCY

Tentative Map _____ and the accompanying geological and soils engineering reports dated _____ are acceptable for the initial filing with the Department of City Planning.

Geologist, Building & Safety



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES:

- GROSS SITE AREA:** 8,128.8 SQ. FT. OR 0.1866 ACRES
NET SITE AREA: 8,128.8 SQ FT
- PROTECTED TREES:** THERE ARE NO PROTECTED TREES ON SITE SEE TREE REPORT
- TREES TO BE REMOVED:** 8 TREES WILL BE REMOVED SEE TREE REPORT
- SITE ADDRESS:** 5409 MORELLA AVE, VALLEY VILLAGE CA 91607
- PROPOSED DEVELOPMENT:** NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE [Q] RD2 ZONE, PURSUANT TO ORDINANCE NO. 176.354.
4 LOTS SMALL LOT SUBDIVISION WITH 8 TOTAL PARKING SPACES.
HEIGHT LIMIT: 30' (PER VALLEY VILLAGE SPECIFICATION PLAN)
PROPOSED HEIGHT OF BUILDINGS: 30'
(EXISTING & PROPOSED): [Q]RD2 (NO CHANGE PROPOSED)
1718169-83
- ZONE:** THIS PROPERTY IS NOT LOCATED IN THE HILLSIDE AREA. THIS PROPERTY IS LOCATED IN THE LIQUEFACTION AREA. THIS PROPERTY IS NOT LOCATED IN THE METHANE HAZARD ZONE. THIS PROPERTY IS NOT LOCATED IN THE HIGH FIRE HAZARD SEVERITY ZONE.
ACTIVE FAULT NEAR-SOURCE ZONE: NEAREST FAULT: HOLLYWOOD FAULT DISTANCE TO NEAREST FAULT: 4.27 KM
- NOTE:** THERE ARE EXISTING UTILITIES IN MORELLA AVENUE, INCLUDING SANITARY SEWER
- DEDICATION:** NONE

NOTE

- BOUNDARY LINES ESTABLISHED BY PRORATION.

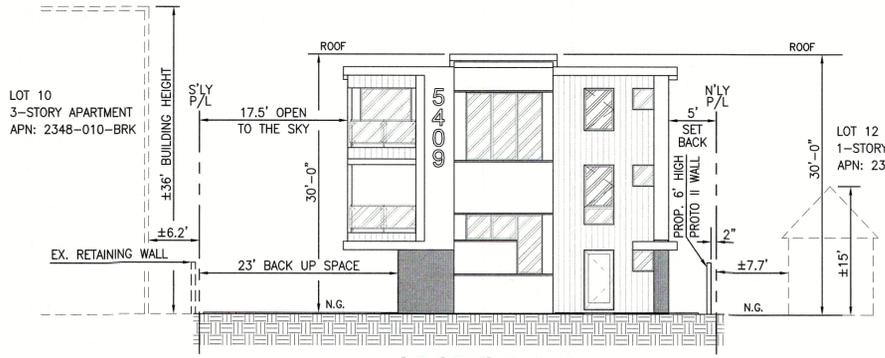
SETBACK MATRIX SUMMARY		
PARCEL A	FRONT STREET	MORELLA AVE.
	FRONT YARD	15'-0"
	S. SIDE YARD	17'-5"
	N. SIDE YARD	5'-0"
PARCEL B	FRONT STREET	MORELLA AVE.
	FRONT YARD	3'-1"
	S. SIDE YARD	17'-5"
	N. SIDE YARD	5'-0"
PARCEL C	FRONT STREET	MORELLA AVE.
	FRONT YARD	0'-0"
	S. SIDE YARD	17'-5"
	N. SIDE YARD	5'-0"
PARCEL D	FRONT STREET	MORELLA AVE.
	FRONT YARD	3'-1"
	S. SIDE YARD	17'-5"
	N. SIDE YARD	5'-0"
	REAR YARD	10'-0"

BASIS OF BEARING

THE BEARING OF N 01°03'23" W ON MORELLA AVENUE CENTERLINE AS SHOWN IN TRACT NO. 12161 M.B. 227 PAGES 45-46, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK

BENCH MARK NO : 08-03842 NAVD 1988 2000
DATUM : 645,673 FEET SPK E CURB COLFAX AVE 5.39'
YEAR OF ADJUSTMENT : N/O BCR N/O CHANDLER BLVD. N ROADWAY
DESCRIPTION :



SECTION A-A
N.T.S.

REVISIONS:

Ray Lombera & Associates, Inc.
Land Surveying Planning Land Development
135 S. JACKSON ST., STE. 202, GLENDALE, CALIFORNIA 91205
TEL. (323) 257-9771 FAX. (323) 257-9865 WWW.RAYLOMBERA.COM

Ray Lombera & Associates
RAY LOMBERA & ASSOCIATES
No. 7740
STATE OF CALIFORNIA
LICENSED LAND SURVEYOR

JOB ADDRESS:
5409 MORELLA AVENUE
VALLEY VILLAGE, CA 91607

REQUESTED BY:
XIAOWEN LIANG

CHECKED BY: R.L.
DRAWN BY: M.C.S.
DATE: OCT. 31, 2018
SCALE: AS SHOWN
SHEET NO. C-2
SHEET 1 OF 1