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CITY PLANNING**

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Decision Date:  
**February 11, 2021**

Gor Petrosyan (O/A)  
6937 Bellaire Avenue  
North Hollywood, CA 91605

Hayk Martirosian (R)  
Techna Land Co. Inc.  
1545 Verdugo Road, Unit 2  
Glendale, CA 91208

Re: AA-2018-5860-PMLA-M1  
7940 North Ethel Avenue  
Sun Valley-La Tuna Canyon  
Community Plan Area  
Zone: (T)R1-1  
D.M.: 189B161  
C.D.: 2 - Krekorian  
CEQA: ENV-2020-6846-CE  
Legal Description: Lot FR 67, Arb 1 & 4,  
TR 1212

Last Day to File an Appeal:  
**February 26, 2021**

In accordance with provisions of Section 17.03 and 17.53 H of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2020-6846-CE as the environmental clearance, and approves Parcel Map Modification No. 2018-5860-PMLA-M1, located at 7940 North Ethel Avenue, for 3 lots for single family dwellings, as shown on map stamp-dated February 25, 2020, in the Sun Valley-La Tuna Canyon Community Plan. This unit density is based on the (T)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 which will legally interpret the Zoning Code as it applies to this particular property.) 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) 808-8588.*

1. That a 10-foot wide strip of land be dedicated along Ethel Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of the LA Mobility Plan.
2. That a minimum 24-foot wide private street easement be provided for the proposed private street including a suitable turning area at the terminus, all on alignments satisfactory to Valley District Engineering Office.
3. That a sanitary sewer easement be dedicated full-width of the proposed private street.
4. That the private street easement be part of the adjoining parcels.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
6. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations."
7. That Private Street name be approved and shown on the final map prior to the recordation of the final map satisfactory to the City Engineer.
8. 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.
9. That prior to the recordation of final map, the tentative map of Tract No. 60315 be terminated.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract 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.*

10. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**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 Laura Duong at (213) 482-0434 to schedule an appointment.*

11. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
12. Provide a copy of affidavit AFF-23916, AFF-23917 and AF-02-0833616. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
13. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimension the lot width for Proposed Parcels B and C (as defined in Section 12.03 of the Zoning Code).
14. The Proposed Parcels B and C may not comply with the minimum 50 ft. lot width requirement of the R1-1 Zone. Provide a site plan to show compliance with the above requirement. The lot width for Proposed Parcels B and C will be measured with respect to the front lot line along the Private Street. Revise the map if the lot width is less than 50 ft. wide in lot width or obtain approval from the Department of City Planning.
15. The Proposed Parcel A needs to comply with Prevailing Front Yard setback. Provide Prevailing Front Yard setback calculations to show provided front yard setback for existing structure complies as measured from the front yard line after the required street dedication is taken; if Prevailing Front Yard setback cannot be determined, then a minimum 20 ft. front yard setback is required for the R1 Zone. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.
16. Proposed Private Street shall comply with both Fire Department and Bureau of Engineering conditions.
17. 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.

Note: The required front yard setback for Proposed Parcels B and C shall be measured along the proposed private street, including along the curve of the private street, to the satisfaction of the LADBS plan check at the time of plans submittal/review. Non-compliance with the above requirement might require additional approval from City Planning.

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

*If you have any questions, you may contact Brandon Wilson at (818) 374-4691 or at [Brandon.Wilson@lacity.org](mailto:Brandon.Wilson@lacity.org).*

18. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, 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. 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

*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.*

19. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. Address Identification. New and existing buildings shall have approved building identification placed in a position that is plainly visible from the street or road fronting the property.

- 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.

Fire Lane Requirements:

- i. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - ii. The width of private roadway for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - iii. Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved during area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - iv. Submit plot plans indicating access road and turning area for Fire Department approval.
  - v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - vi. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - vii. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - viii. All public street and fire land cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - ix. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- d. Private streets shall be recorded as Private Streets and Fire Lane. All private streets plans shall show the words "Private Street and Fire Lane" within the private street easement.
  - e. Private street and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

- f. Private roadways for general access use shall have a minimum width of 20 feet.
- g. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code (LAMC).
- h. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the subdivider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
  - i. The establishment of a property owners association, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
  - ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required herein above in writing after consultation with the Fire Department.
  - iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall responsible for their proportional share of the maintenance.
  - iv. Prior to any building permits being issued the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
  - v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

- i. 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.
- j. 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.
- k. 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.
- l. Site plans shall include all overhead utility lines adjacent to the site.
- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- n. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- o. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- p. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- q. Standard cut-corners will be used on all turns.
- r. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

## **DEPARTMENT OF WATER AND POWER**

- 20. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:
  - a. Water main charges shall be paid.

Note: Other pertinent information applicable to this subdivision – LADWP can provide up to five meters in a manifold-setting if the lot is zoned for multi-family residential. LADWP can provide a master meter if the number of meters required is greater than five.

## **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, see condition S-3. (c).*

21. 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 for annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

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) by LADOT or 2) 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**

*Questions regarding the Wastewater Collection Systems Division of the Bureau of Sanitation clearance should be directed to Rafael Yanez, (323) 342-1563.*

22. 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 October 29, 2020. 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**

23. To ensure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) which provides an automated response with the instructions on how to obtain the Cable TV

clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

## DEPARTMENT OF RECREATION AND PARKS

*Please Note: Park fees are now paid at 221 N. Figueroa St Suite 400. Los Angeles, CA 90012-0328. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.*

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

## DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

25. 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 three lots for single family dwellings.
  - b. **Parking.** That a minimum of two covered parking spaces per dwelling unit shall be provided.
  - c. **Access.** No driveway shall be provided for Parcel A on Ethel Avenue. Vehicular access shall only be via the private street.
  - d. **Lighting.** All exterior lighting shall be shielded and directed onto the site.
  - e. **Private Gates.** No security gates shall be permitted within the private street.
  - f. **Fence.** 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.
  - g. **Tree Replacement.** A minimum of 18 new shade trees (6 per lot), 24-inch box size, shall be provided on site.
  - h. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - 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.

- j. **Pedestrian Walk Easement.** That a Covenant and Agreement be recorded to provide a 4-foot wide private walk easement along the northerly side of the private street adjoining the 24-foot private street easement and be improved satisfactory to the Department of Building and Safety.

INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

26. 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.

## **DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS**

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 Los Angeles Municipal Code (LAMC) 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 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 Ethel 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) by LADOT or 2) 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 Ethel Avenue being dedicated and adjoining the subdivision by the construction of the following:
    - a. An integral concrete curb and gutter, and 5-foot wide concrete sidewalk and landscaping of the parkway.
    - b. Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway to match the existing improvements.
    - c. Any necessary removal and reconstruction of existing improvements.
    - d. The necessary transitions to join the existing improvements.
  - (2) Improve the private street being provided by the construction of a minimum 20-foot wide alley-type roadway and a turning area with necessary transition to join the public street improvements satisfactory to the City Engineer.
  - (3) Construct mainline and house connection sewers to serve each parcel.

## **FINDINGS OF FACT**

### **FINDINGS OF FACT (CEQA)**

The project is categorically exempt from the provision of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, Section 15315, Class 15. Categorical Exemption No. ENV-2020-6846-CE was issued for the project as a minor land division.

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

In connection with the approval of Preliminary Parcel Map No. AA-2018-5860-PMLA-M1, 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 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 is located within the Sun Valley-La Tuna Canyon Community Plan, which designates the site with a Low Residential land uses. This land use designation has corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The site is zoned (T)R1-1, which is consistent with the land use designation. The site has approximately 29,547 square feet of lot area, which would permit a maximum of five dwelling units. As shown on the parcel map, the project proposes to divide the site into three lots for single family dwellings to be accessed from a private street pursuant to LAMC Section 17.50, which is consistent with the density permitted by the zone and land use designation.

Section 17.05 C of the LAMC enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance to the General Plan and the applicable zoning regulations. Section 17.06 B establishes the requirements for map form and content. The Tentative Tract Map was prepared by a Registered Professional Engineer and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing

and proposed dedication, and improvements on the tract map. The tract map indicates the tract number, notes, legal description, and contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, as conditioned the proposed map is substantially consistent with the General Plan and applicable LAMC Sections.

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

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 17.05 enumerates the design standards for a tract 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 (T)R1-1, the zone would allow a maximum of five dwellings units on the approximately 29,547 square foot lot. The parcel map proposes three lots for single family dwellings, and therefore is consistent with the density permitted by the zone.

The design and layout of the map are consistent with the standards established in the Subdivision Map Act and Division of Land Requirements and the Los Angeles Municipal Code (LAMC). The tract map was distributed to and reviewed by the various City agencies of the Subdivision Committee that have the authority to make dedication and improvement recommendations. The Bureau of Engineering (BOE) reviewed the tract map for compliance with the Street Design Standards. BOE has recommended a 10-foot dedication to the public right-of-way along Ethel Avenue, consistent with the standards of the Mobility Plan. Additionally, BOE has recommended the improvement and construction of a 5-foot sidewalk and landscaping of the parkway. The project has been conditioned to provide a minimum 24-foot wide private street easement for the private street and to provide a suitable turning area at the terminus. The Bureau of Street Lighting has recommended the construction of one new street light on Ethel Avenue. The subdivision is required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the map, building permit, or certificate of occupancy.

Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

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

For the purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and Los Angeles Municipal Code (LAMC) Section 17.02. The project site is a flat, irregular-shaped lot, consisting of two parcels totaling 29,547 square feet in area. The site is currently developed with a single family dwelling and detached garage. The parcel map is proposing the merger and subsequent subdivision into three lots for single family dwellings to be accessed from a private street.

Per ZIMAS, the site is located 3.6 kilometers from the Verdugo Fault. The site is not located within an Alquist-Priolo Fault Zone, Preliminary Fault Rupture Study Area, or any other known hazard areas. Alquist-Priolo Fault Zones and Preliminary Fault Rupture Study Areas have been identified as areas where surface ground rupture may occur during a local earthquake. Areas outside these zones, including the subject property, are not expected to have significant impacts due to seismic activity because of Regulatory Compliance Measures (RCMs) in place. RCMs regulate the construction of projects in fault zones and other sensitive locations to reduce any potential impacts to less than significant. Prior to the issuance of any permits, the project is conditioned to be reviewed and approved by the Department of Building and Safety and the Fire Department. The Department of Building Safety has indicated that the project does not require a geology or soils report as the property is not located within a City designated Hillside Area nor is it located within a State designated liquefaction, earthquake induced landslide, or fault-rupture hazard zone. The site is not identified as having hazardous waste or past remediation.

Therefore, the project site is physically suitable for the proposed type of development.

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

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

The adopted Sun Valley-La Tuna Canyon Community Plan designates the property for Low Residential land uses, which has corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The site is zoned (T)R1-1, and therefore is consistent with the land use designation. The site abuts single family dwellings to the north, south, east, and west, which are zoned (T)R1-1, R1-1, and RA-1 and designated for Low Residential land uses. To the east the site also abuts a vacant lot in the (T)R1-1 Zone and designed for Low Residential land uses.

The project proposes to subdivide the site into three lots for single family dwellings to be accessed off a private street. The existing single family dwelling on site will

be maintained. Prior to the issuance of a demolition, grading, or building permit, the project is required to comply with all conditions herein and applicable requirements of the Los Angeles Municipal Code (LAMC). Therefore, as conditioned, the proposed parcel map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a single family dwelling and detached garage. Per aerial images of the site, six trees appear to have been on the site and removed prior to the filing of this application. The project is conditioned herein to replace these six trees with new shade trees at a rate of 3:1. The Department has issued a Categorical Exemption for the parcel map under case no. ENV-2020-6846-CE. The site is not located in a hillside area. Neither the project site nor the surrounding area provide a natural habitat for fish or wildlife. Therefore, the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

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

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

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.

As required by Los Angeles Municipal Code (LAMC) Section 12.03, the project site has a minimum of 20 feet of frontage along Ethel Avenue, which is a public street. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map.

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

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2018-5860-PMLA-M1.

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).

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 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 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department’s Public Offices, located at:

<p>Figueroa Plaza 201 N. Figueroa Street, 4<sup>th</sup> Floor Los Angeles, CA 90012 (213) 482-7077</p>	<p>Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 (818) 374-5050</p>	<p>West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2901</p>
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**Please note that the cashiers at the public counter close at 3:30 PM.**

Forms are also available on-line at <http://planning.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 90<sup>th</sup> day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in blue ink, appearing to read "Tim Fargo", is written over a horizontal line.

TIM FARGO, Ph.D  
Deputy Advisory Agency

CR:TF:LFS:CB:mkc

# PRELIMINARY PARCEL PMLA. NO. 2018-5860

IN THE CITY OF LOS ANGELES  
FOR SUBDIVISION PURPOSES

MODIFIED MAP

DATE: FEB. 5, 2020

SCALE: 1"=40'

### OWNER / SUBDIVIDER

**GOR PETROSYAN**  
6937 BELLAIRE AVE.  
NORTH HOLLYWOOD AVE. CA. 91605  
TEL: (818) 645-4930

### PROJECT DATA

EXIST. ZONE: (T)R1-1 / RA-1  
PROP. ZONE: R1-1  
GEN PLAN LAND USE: LOW RESIDENTIAL  
EXIST. USE: SINGLE FAMILY W/  
DETACHED GARAGE  
PROP. USE: 3 SINGLE FAMILY RES.  
PROPOSED PARKING: 2 / EACH  
LOT AREA: 29547 S.F.T, 0.678 AC.  
(WITHIN BORDERS)  
LOT AREA: 28607 S.F.T, 0.657 AC.  
AFTER DEDICATION (NET)

### GENERAL NOTES

- 1- NO TREES ON SITE
- 2- ALL PUBLIC UTILITIES ARE AVAILABLE
- 3- SITE IS RELATIVELY FLAT
- 4- EXIST. STRUCTURES TO REMAIN
- 5- SITE IS NOT IN A POTENTIALLY DANGEROUS AREA
- 6- SITE IS NOT LOCATED IN CITY DESIGNATED HILLSIDE GRADING AREA.
- 7- SITE IS NOT IN VICINITY OF MULLHOLLAND SCENIC PKWY.
- 8- COMMUNITY PLAN AREA: SUN VALLEY- LA TUNA CANYON
- 9- CD: 2
- 10- T.G.: 532-D3-E3
- 11- DM.: 189B1161
- 12- A.P.N.: 2303-018-053
- 13- C.T.: 1220-00
- 14- NO PROTECTED TREES ON SITE
- 15- NO HAZARDOUS CONDITIONS ON SITE

### LEGAL DESCRIPTION

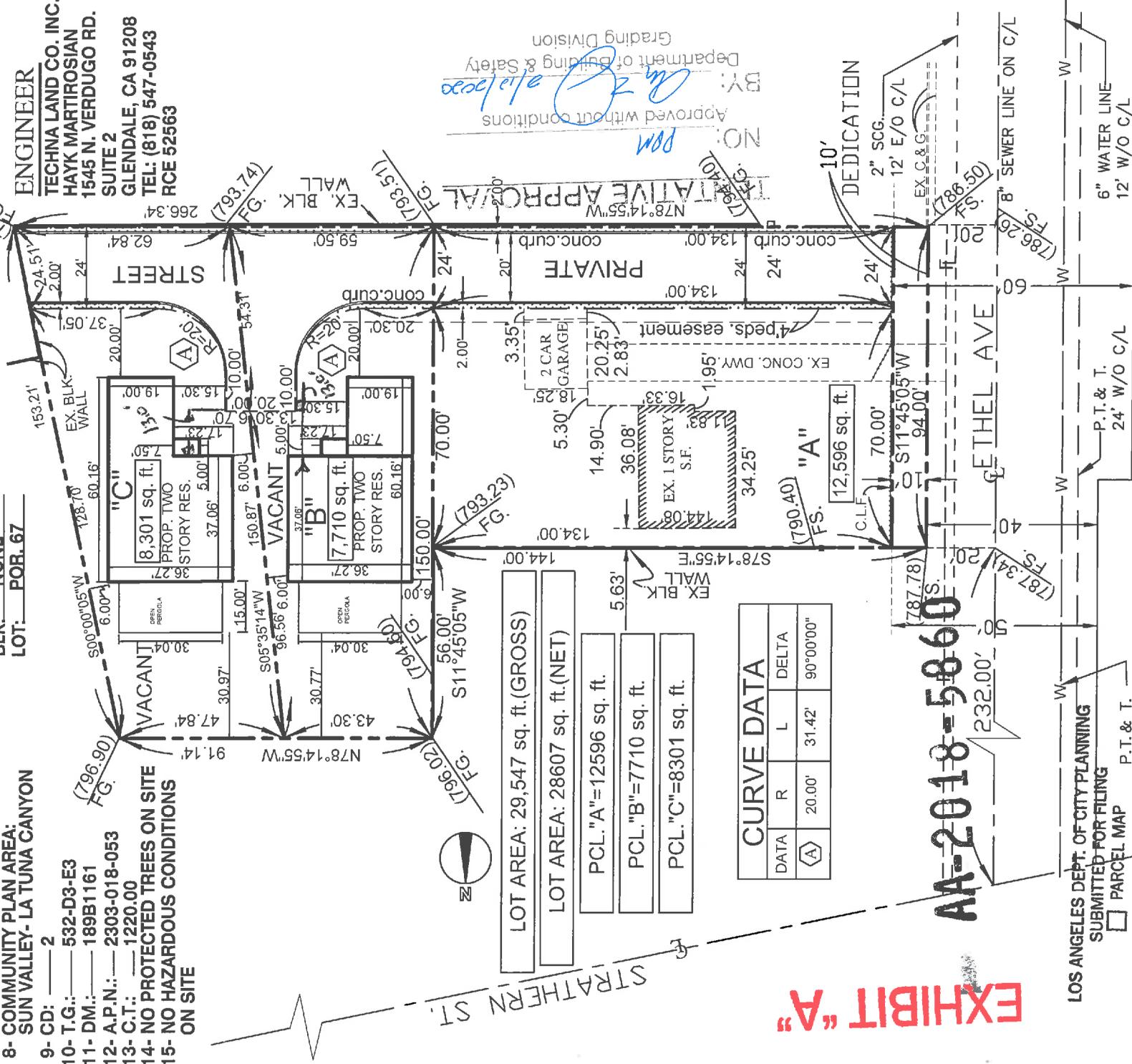
TRACT: 1212  
MAP: 18-126/127  
BLK: NONE  
LOT: POR. 67

**PROJECT ADDRESS**  
7940 N. ETHEL AVENUE  
LOS ANGELES, CA 91605

**ENGINEER**  
TECHINA LAND CO. INC.  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD.  
SUITE 2  
GLENDALE, CA 91208  
TEL: (818) 547-0543  
RCE 52563



VICINITY MAP  
NO SCALE



STRATHERN ST.

Approved without conditions  
Department of Building & Safety  
By: *[Signature]*  
NO: *[Signature]*  
Grading Division

- LOT AREA: 29,547 sq. ft. (GROSS)
- LOT AREA: 28607 sq. ft. (NET)
- PCL. "A" = 12596 sq. ft.
- PCL. "B" = 7710 sq. ft.
- PCL. "C" = 8301 sq. ft.

CURVE DATA			
DATA	R	L	DELTA
(A)	20.00'	31.42'	90°00'00"

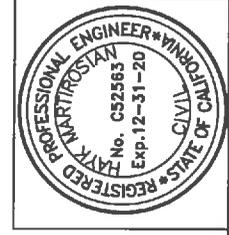
**EXHIBIT "A"**

**AA-2018-5860**

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
 PARCEL MAP  
P.T. & T.  
19.5' W/O C/L

FEB 25 2020

- REVISED MAP
  - EXTENSION OF TIME
  - FINAL MAP UNIT MODIFIED
- DEPUTY ASSISTANT AGENCY



**TLC** TECHINA LAND CO. INC.  
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.  
*[Signature]* 2-5-20  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208  
TEL: (818) 547-0543, FAX: (818) 547-1074

**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

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ  
CAROLINE CHOE  
HELEN LEUNG  
KAREN MACK  
MARC MITCHELL

VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

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

Decision Date: October 25, 2019

Gor Petrosyan (O/A)  
6937 Bellaire Avenue  
North Hollywood, CA 91605

Hayk Martirosian (R)  
Techna Land Co. Inc.  
1545 Verdugo Road, Unit 2  
Glendale, CA 91208

Re AA-2018-5860-PMLA  
: 7940 North Ethel Avenue  
Sun Valley-La Tuna Canyon  
Community Plan Area  
Zone: (T)R1-1  
D.M.: 189-B-161  
C.D.: 2 - Krekorian  
CEQA: ENV-2018-5862-CE  
Legal Description: Lot FR 67, Arb 1 & 4,  
TR 1212

Last Day to File an Appeal: November 12, 2019

In accordance with provisions of Section 17.03 and 17.51 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2018-5862-CE as the environmental clearance, and approves Parcel Map No. 2018-5860-PMLA, located at 7940 North Ethel Avenue, for 3 lots for single family dwellings, as shown on map stamp-dated October 9, 2018, in the Sun Valley-La Tuna Canyon Community Plan. This unit density is based on the (T)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 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) 808-8588.*

1. That a 10-foot wide strip of land be dedicated along Ethel Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of the LA Mobility Plan.
2. That a minimum 24-foot wide private street easement be provided for the proposed private street including a suitable turning area at the terminus, all on alignments satisfactory to Valley District Engineering Office.
3. That a sanitary sewer easement be dedicated full-width of the proposed private street.
4. That the private street easement be part of the adjoining parcels.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
6. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations."
7. That Private Street name be approved and shown on the final map prior to the recordation of the final map satisfactory to the City Engineer.
8. 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.
9. That prior to the recordation of final map, the tentative map of Tract No. 60315 be terminated.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract 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.*

10. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**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 Laura Duong at (213) 482-0434 to schedule an appointment.*

11. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
12. Provide a copy of affidavit AFF-23916, AFF-23917 and AF-02-0833616. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
13. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimension the lot width for Proposed Parcels B and C (as defined in Section 12.03 of the Zoning Code).
14. The Proposed Parcels B and C may not comply with the minimum 50 ft. lot width requirement of the R1-1 Zone. Provide a site plan to show compliance with the above requirement. The lot width for Proposed Parcels B and C will be measured with respect to the front lot line along the Private Street. Revise the map if the lot width is less than 50 ft. wide in lot width or obtain approval from the Department of City Planning.
15. The Proposed Parcel A needs to comply with Prevailing Front Yard setback. Provide Prevailing Front Yard setback calculations to show provided front yard setback for existing structure complies as measured from the front yard line after the required street dedication is taken; if Prevailing Front Yard setback cannot be determined, then a minimum 20 ft. front yard setback is required for the R1 Zone. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.
16. Proposed Private Street shall comply with both Fire Department and Bureau of Engineering conditions.
17. 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.

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**

*If you have any questions, you may contact Brandon Wilson at (818) 374-4691 or at [Brandon.Wilson@lacity.org](mailto:Brandon.Wilson@lacity.org).*

18. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
  - b. A driveway apron width of W=18 feet is required for lot "A".
  - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
  - d. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and Los Angeles Municipal Code (LAMC) Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance

**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.*

19. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. 505.1 Address Identification. New and existing buildings shall have approved building identification placed in a position that is plainly visible from the street or road fronting the property.
  - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- d. Fire land width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- e. The width of the private roadway for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- f. Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved during area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- g. Submit plot plans indicating access road and turning area for Fire Department approval.
- h. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- i. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- j. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- k. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- l. Private Streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- m. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- n. Standard cut-corners will be used on all turns.
- o. 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.
- p. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code (LAMC).

- q. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- r. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- s. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the subdivider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
  - i. The establishment of a property owners association, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
  - ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required herein above in writing after consultation with the Fire Department.
  - iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall responsible for their proportional share of the maintenance.
  - iv. Prior to any building permits being issued the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
  - v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

## **DEPARTMENT OF WATER AND POWER**

*Questions regarding Water Services Organization (WSO) clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1241.*

20. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:

- a. Water main charges shall be paid.

Note: Other pertinent information applicable to this subdivision – LADWP can provide up to five meters in a manifold-setting if the lot is zoned for multi-family residential. LADWP can provide a master meter if the number of meters required is greater than five.

### **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, see condition S-3. (c).*

21. 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 for annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

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) by LADOT or 2) 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**

22. Clean Water North Collection 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 14, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Clean Water North Collection 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**

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

**DEPARTMENT OF RECREATION AND PARKS**

*Please Note: Park fees are now paid at 221 N. Figueroa St Suite 400. Los Angeles, CA 90012-0328. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.*

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

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

25. 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 three lots for single family dwellings units.
  - b. **Parking.** That a minimum of two covered parking spaces per dwelling unit shall be provided.
  - c. **Access.** No driveway shall be provided for Parcel A on Ethel Avenue. Vehicular access shall only be via the private street.
  - d. **Lighting.** All exterior lighting shall be shielded and directed onto the site.
  - e. **Private Gates.** No security gates shall be permitted within the private street.
  - f. **Fence.** 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.
  - g. **Tree Replacement.** A minimum of 18 new shade trees (6 per lot), 24-inch box size, shall be provided on site.
  - h. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- 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.
- j. **Pedestrian Walk Easement.** That a Covenant and Agreement be recorded to provide a 4-foot wide private pedestrian walk easement along the northerly side of the private street adjoining the 24-foot private street easement and be improved satisfactory to the Department of Building and Safety.

INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

26. 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.

## **DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS**

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 Los Angeles Municipal Code (LAMC) 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 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 Ethel 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) by LADOT or 2) 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 Ethel Avenue being dedicated and adjoining the subdivision by the construction of the following:
    - a. An integral concrete curb and gutter, and 5-foot wide concrete sidewalk and landscaping of the parkway.
    - b. Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway to match the existing improvements.
    - c. Any necessary removal and reconstruction of existing improvements.
    - d. The necessary transitions to join the existing improvements.

- (2) Improve the private street being provided by the construction of a minimum 20-foot wide alley-type roadway and a turning area with necessary transition to join the public street improvements satisfactory to the City Engineer.
- (3) Construct mainline and house connection sewers to serve each parcel.

### **FINDINGS OF FACT**

#### **FINDINGS OF FACT (CEQA)**

The project is categorically exempt from the provision of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, Section 15315, Class 15. Categorical Exemption No. ENV-2018-5862-CE was issued for the project as a minor land division.

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

In connection with the approval of Preliminary Parcel Map No. AA-2018-5860-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 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 is located within the Sun Valley-La Tuna Canyon Community Plan, which designates the site with a Low Residential land uses. This land use designation has corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The site is zoned (T)R1-1, which is consistent with the land use designation. The site has approximately 29,547 square feet of lot area, which would permit a maximum of five dwelling units. As shown on the parcel map, the project proposes to divide the site into three lots for single family dwellings to be accessed from

Ethel Avenue and a private street pursuant to Los Angeles Municipal Code (LAMC) Section 17.50, which is consistent with the density permitted by the zone and land use designation.

Section 17.05 C of the Los Angeles Municipal Code (LAMC) enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance to the General Plan and the applicable zoning regulations. Section 17.06 B establishes the requirements for map form and content. The Tentative Tract Map was prepared by a Registered Professional Engineer and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements on the tract map. The tract map indicates the tract number, notes, legal description, and contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B.

The Mobility Plan is an element of the General Plan that establishes policies, goals, and programs to guide the further development of a citywide transportation system which provides for the efficient movement of people and goods. As per Finding No. (b), which is hereby incorporated, the design of the subdivision and conditions of approval ensure that the project is consistent with policies and goals of the Mobility Plan.

Therefore, as conditioned the proposed map is substantially consistent with the General Plan and applicable LAMC Sections.

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

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 17.05 enumerates the design standards for a tract 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 (T)R1-1, the zone would allow a maximum of five dwellings units on the approximately 29,547 square foot lot. The parcel map proposes three lots for single family dwellings, and therefore is consistent with the density permitted by the zone.

The design and layout of the map are consistent with the standards established in the Subdivision Map Act and Division of Land Requirements and the Los Angeles Municipal Code (LAMC). The tract map was distributed to and reviewed by the various City agencies of the Subdivision Committee that have the authority to make dedication and improvement recommendations. The Bureau of Engineering (BOE) reviewed the tract map for compliance with the Street Design Standards. BOE has recommended a 10-foot dedication to the public right-of-way along Ethel Avenue,

consistent with the standards of the Mobility Plan. BOE has further recommended the improvement and construction of a 5-foot sidewalk and landscaping of the parkway along Ethel Avenue. The Bureau of Street Lighting has recommended the construction of one new street light on Ethel Avenue. The subdivision is required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements.

Conditions of approval have been imposed herein to ensure that the proposed subdivision complies with the goals and policies of the Mobility Plan, which serves as an element of the City's General Plan. The project has been conditioned to provide a 4-foot wide private pedestrian walk easement along the northerly side of the private street adjoining the 24-foot wide private street easement. The pedestrian walk easement supports the pedestrian orientation of the project site and thereby complies with Mobility Plan Policy 3.1 Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system. Additionally, the project is conditioned to prohibit the installation of security gates within the private street in order to allow for increased connectivity and access within the City's mobility network. This condition furthers the intent of Mobility Plan Policy 3.9 Increased Network Access: Discourage the vacation of public rights-of-way. A street vacation is a term used to describe the process that turns public streets over to private property, and the vacation process reduces access for all modes of travel. Although the project does not propose a street vacation, the prohibition of gates within the private street meets the intent of Mobility Plan Policy 3.9 to create an open and accessible transportation network. Conditions of approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the map, building permit, or certificate of occupancy.

Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

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

For the purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and Los Angeles Municipal Code (LAMC) Section 17.02. The project site is a flat, irregular-shaped lot, consisting of two parcels totaling 29,547 square feet in area. The site is currently developed with a single family dwelling and detached garage. The parcel map is proposing the merger and subsequent subdivision into three lots for single family dwellings to be accessed from a private street.

Per ZIMAS, the site is located 3.6 kilometers from the Verdugo Fault. The site is not located within an Alquist-Priolo Fault Zone, Preliminary Fault Rupture Study Area, or any other known hazard areas. Alquist-Priolo Fault Zones and Preliminary Fault Rupture Study Areas have been identified as areas where surface ground rupture may occur during a local earthquake. Areas outside these zones, including

the subject property, are not expected to have significant impacts due to seismic activity because of Regulatory Compliance Measures (RCMs) in place. RCMs regulate the construction of projects in fault zones and other sensitive locations to reduce any potential impacts to less than significant. Prior to the issuance of any permits, the project is conditioned to be reviewed and approved by the Department of Building and Safety and the Fire Department. The Department of Building Safety has indicated that the project does not require a geology or soils report as the property is not located within a City designated Hillside Area nor is it located within a State designated liquefaction, earthquake induced landslide, or fault-rupture hazard zone. The site is not identified as having hazardous waste or past remediation.

Therefore, the project site is physically suitable for the proposed type of development.

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

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

The adopted Sun Valley-La Tuna Canyon Community Plan designates the property for Low Residential land uses, which has corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The site is zoned (T)R1-1, and therefore is consistent with the land use designation. The site abuts single family dwellings to the north, south, east, and west, which are zoned (T)R1-1, R1-1, and RA-1 and designated for Low Residential land uses. To the east the site also abuts a vacant lot which has been approved for a 6-lot single family subdivision located in the (T)R1-1 Zone and designed for Low Residential land uses.

The project proposes to subdivide the site into three lots for single family dwellings to be accessed off a private street. The existing single family dwelling on site will be maintained. Prior to the issuance of a demolition, grading, or building permit, the project is required to comply with all conditions herein and applicable requirements of the Los Angeles Municipal Code (LAMC). Therefore, as conditioned, the proposed parcel map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a single family dwelling and detached garage. Per aerial images of the site, six trees appear to have been on the site and removed prior to the filing of this application. The project is conditioned herein to replace these six trees with new shade trees at a rate of 3:1. The Department has

issued a Categorical Exemption for the parcel map under case no. ENV-2018-5862-CE. The site is not located in a hillside area. Neither the project site nor the surrounding area provide a natural habitat for fish or wildlife. Therefore, the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

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

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

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.

As required by Los Angeles Municipal Code (LAMC) Section 12.03, the project site has a minimum of 20 feet of frontage along Ethel Avenue, which is a public street. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map.

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

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2018-5860-PMLA.

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).

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 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 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

<p>Figueroa Plaza 201 N. Figueroa Street, 4<sup>th</sup> Floor Los Angeles, CA 90012 (213) 482-7077</p>	<p>Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 (818) 374-5050</p>	<p>West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2901</p>
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**Please note that the cashiers at the public counter close at 3:30 PM.**

**Forms are also available on-line at <http://planning.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 90<sup>th</sup> day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP  
Director of Planning

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COURTNEY SCHOENWALD  
Deputy Advisory Agency

ML:CS:LFS:CB:mkc

# PRELIMINARY PARCEL PMLA. NO. 2018-

IN THE CITY OF LOS ANGELES  
FOR SUBDIVISION PURPOSES  
DATE: SEPT. 17, 2018

SCALE: 1"=40'

**OWNER / SUBDIVIDER**

GOR PETROSYAN  
6937 BELLAIRE AVE.  
NORTH HOLLYWOOD AVE. CA. 91605  
TEL: (818) 645-4930

**PROJECT DATA**

EXIST. ZONE: (TR)R-1 / RA-1  
PROP. ZONE: R1-1  
GEN PLAN LAND USE: LOW RESIDENTIAL  
EXIST. USE: SINGLE FAMILY W/  
DETACHED GARAGE  
PROP. USE: 3 SINGLE FAMILY RES.  
PROPOSED PARKING: 2 / EACH  
LOT AREA: 29547 S.FT, 0.678 AC.  
(WITHIN BORDERS)  
LOT AREA: 28607 S.FT, 0.657 AC.  
AFTER DEDICATION (NET)



VICINITY MAP  
NO SCALE

**GENERAL NOTES**

- 1- NO TREES ON SITE
- 2- ALL PUBLIC UTILITIES ARE AVAILABLE
- 3- SITE IS RELATIVELY FLAT
- 4- EXIST. STRUCTURES TO REMAIN
- 5- SITE IS NOT IN A POTENTIALLY DANGEROUS AREA
- 6- SITE IS NOT LOCATED IN CITY DESIGNATED HILLSIDE GRADING AREA.
- 7- SITE IS NOT IN VICINITY OF MULHOLLAND SCENIC PKWY.
- 8- COMMUNITY PLAN AREA: SUN VALLEY- LA TUNA CANYON
- 9- CD: 2
- 10- T.G.: 532-D3-E3
- 11- DM.: 189B1161
- 12- A.P.N.: 2303-018-053
- 13- C.T.: 1220.00
- 14- NO PROTECTED TREES ON SITE
- 15- NO HAZARDOUS CONDITIONS ON SITE

**LEGAL DESCRIPTION**

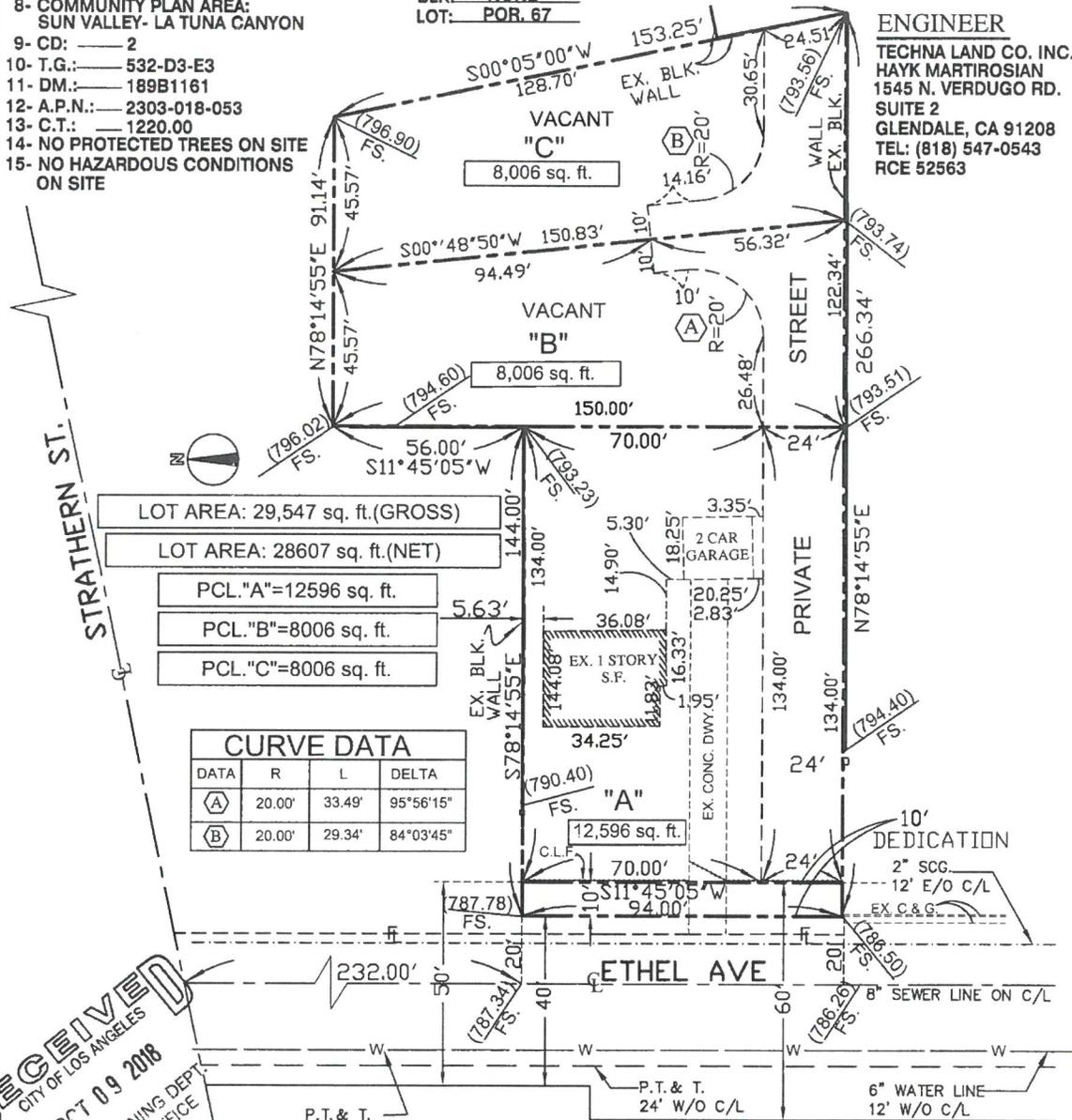
TRACT: 1212  
MAP: 18-126/127  
BLK: NONE  
LOT: PQR. 67

**PROJECT ADDRESS**

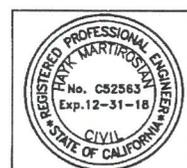
7940 N. ETHEL AVENUE  
LOS ANGELES, CA 91605

**ENGINEER**

TECHNA LAND CO. INC.  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD.  
SUITE 2  
GLENDALE, CA 91208  
TEL: (818) 547-0543  
RCE 52563



**RECEIVED**  
CITY OF LOS ANGELES  
NOV 09 2018  
CITY PLANNING DEPT.  
VALLEY OFFICE



**TLC TECHNA LAND CO.**  
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.  
*Hayk Martirosian* 9-17-18  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208  
TEL: (818) 547-0543, FAX: (818) 547-1074

# PRELIMINARY PARCEL PMLA NO. 2018-

IN THE CITY OF LOS ANGELES  
FOR SUBDIVISION PURPOSES  
DATE: SEPT. 17, 2018

SCALE: 1"=40'

**OWNER / SUBDIVIDER**

**GOR PETROSYAN**  
6937 BELLARE AVE.  
NORTH HOLLYWOOD AVE. CA. 91605  
TEL: (818) 645-4930

**GENERAL NOTES**

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- 6- SITE IS NOT LOCATED IN CITY DESIGNATED HILLSIDE GRADING AREA.
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- 9- CD: \_\_\_\_\_ 2
- 10- T.G.: \_\_\_\_\_ 532-D3-E3
- 11- D.M.: \_\_\_\_\_ 189B1161
- 12- A.P.N.: \_\_\_\_\_ 2303-018-053
- 13- C.T.: \_\_\_\_\_ 1220.00
- 14- NO PROTECTED TREES ON SITE
- 15- NO HAZARDOUS CONDITIONS ON SITE

**PROJECT DATA**

EXIST. ZONE: (TR1-1/RA-1)  
PROP. ZONE: R1-1  
GEN PLAN LAND USE: LOW RESIDENTIAL  
EXIST. USE: SINGLE FAMILY W/ DETACHED GARAGE  
PROP. USE: 3 SINGLE FAMILY RES.  
PROPOSED PARKING: 2 / EACH  
LOT AREA: 29847 S.FT, 0.678 AC. (WITHIN BORDERS)  
LOT AREA: 28607 S.FT, 0.657 AC. AFTER DEDICATION (NET)

LOT AREA: 28607 S.FT, 0.657 AC. AFTER DEDICATION (NET)

**LEGAL DESCRIPTION**

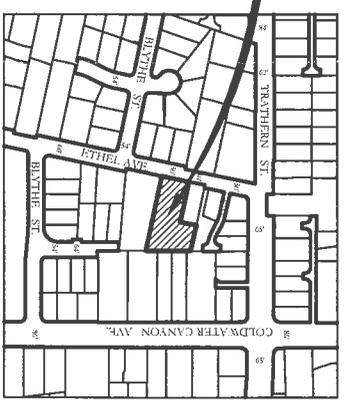
TRACT: 1212  
MAP: 18-126/127  
BLK: NONE  
LOT: POR. 67

**PROJECT ADDRESS**

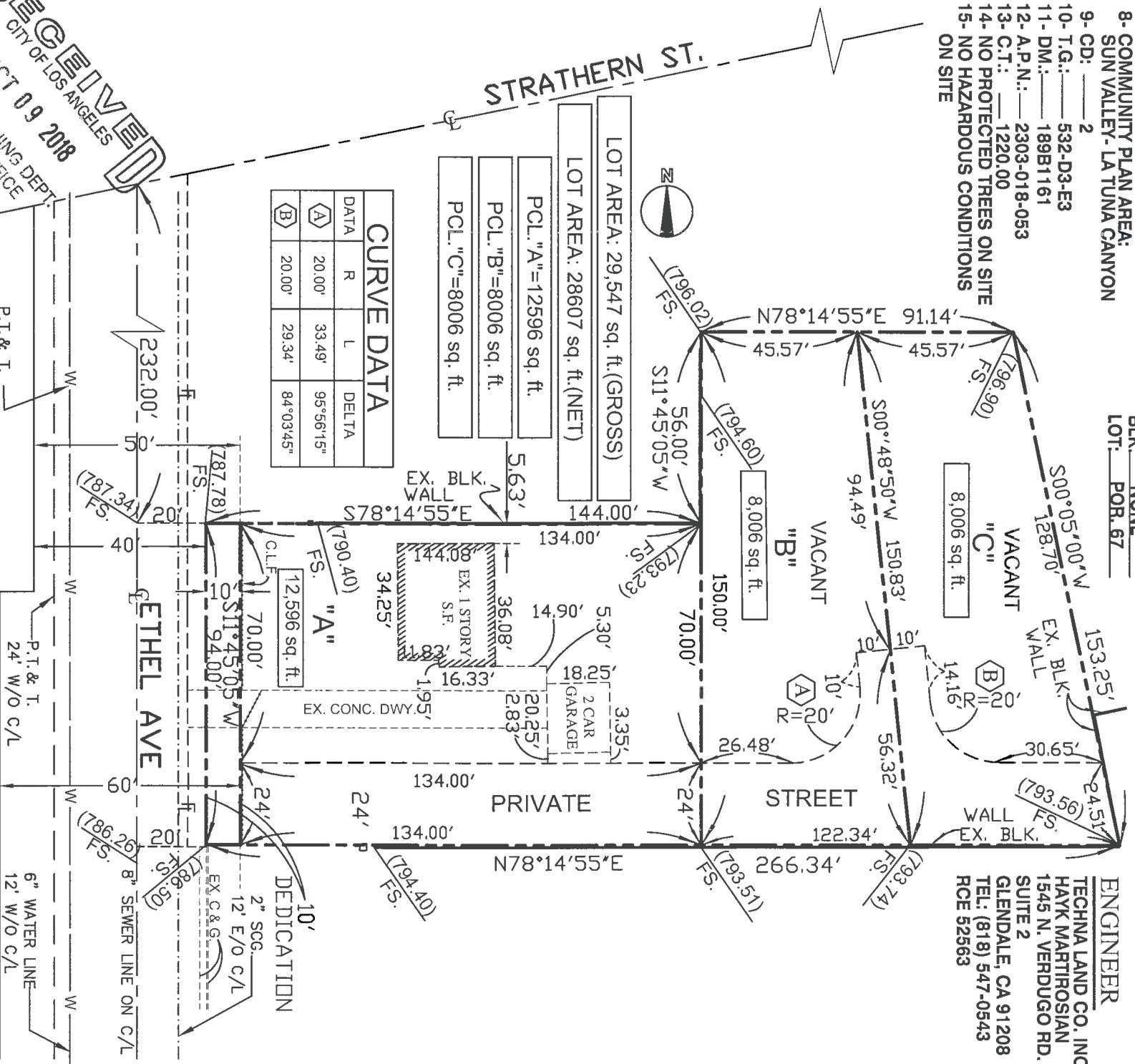
7940 N. ETHEL AVENUE  
LOS ANGELES, CA 91605

**ENGINEER**

**TECHINA LAND CO. INC.**  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD.  
SUITE 2  
GLENDALE, CA 91208  
TEL: (818) 547-0543  
RCE 52563



VICINITY MAP  
NO SCALE



CURVE DATA			
DATA	R	L	DELTA
(A)	20.00'	33.49'	95°56'15"
(B)	20.00'	29.34'	84°03'45"

LOT AREA: 29,547 sq. ft. (GROSS)  
LOT AREA: 28607 sq. ft. (NET)

PCL. "A" = 12596 sq. ft.  
PCL. "B" = 8006 sq. ft.  
PCL. "C" = 8006 sq. ft.

**RECEIVED**  
CITY OF LOS ANGELES  
PLANNING DEPT.  
VALLEY OFFICE  
NOV 09 2018



**TLC TECHINA LAND CO.**  
CIVIL ENGINEERING, LAND PLANNING, CONSULTING  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD. # 2 GLENDALE, CA. 91208  
TEL: (818) 547-0543, FAX: (818) 547-1074