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[CASE INFO](#) [RECORDS MANAGEMENT](#) [RELATED CASE](#) [MONITORING CONDITIONS](#) [DWELLING UNITS](#)

Case No.: AA-2005-5156-PMLA-EXT3
Primary Address: 3806 N LAUREL CANYON BLVD , 91604
[Hold Info \(0\)](#) [Documents \(PDIS\)](#) [Hearing Calendar](#)
Project Description: FOUR NEW SINGLE FAMILY HOMES

Comm Pln Area: Sherman Oaks - Studio City
- Toluca ... [more >>>](#)
Cncl Dist No.: 2 [view >>](#)

Case ID: 172409
App ID: 80938

Previous Case Number(s): [View](#)

Time Extension Information

*****all fields must be entered before you can create an additional Time Extension*****

EXT3 [Delete](#) Applicant Info
Date Filed: 12/06/2017 First Name: Behzad Last Name: Forat
Time Extension Granted: Yes Phone: (818) 632 - 6311
Time Extension Expires On: 01/20/2022

EXT2 Applicant Info
Date Filed: 08/22/2017 First Name: BEHZAD Last Name: FORAT
Time Extension Granted: Yes Phone: (818) 843 - 0573
Time Extension Expires On: 01/19/2018

EXT Applicant Info
Date Filed: 12/09/2008 First Name: BEHZAD Last Name: FORAT
Time Extension Granted: Yes Phone: (818) 843 - 0573
Time Extension Expires On: 01/19/2016

Additional Information:

1. TIME EXTENSIONS GRANTED PURSUANT TO GOV. CODE SECT... (ANNA VIDAL - 10/13/22)
2. TIME EXTENSION OF ADDITIONAL TWO (2)YEARS IS GRANT... (HERMINIGIL AGUSTIN - 8/23/17)
3. THIS TIME EXTENSION WAS PREVIOUSLY GRANTED BY THE ... (HERMINIGIL AGUSTIN - 8/22/17)

Last Updated By: NORALI MARTINEZ MAZA on 12/06/2017 at 03:09 PM
Created By: NORALI MARTINEZ MAZA on 02/23/2009 at 09:04 AM

Edit Comment

TIME EXTENSIONS GRANTED PURSUANT TO GOV. CODE SECTION 66452.6(A)(1) IN CONSULTATION WITH MY MZ & KHF.
AA-2005-5156-PMLA THE NEW DATE IS JANUARY 20, 2024.

Close

Last Updated by: ANNA VIDAL on 10/13/2022 at 01:04 PM

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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RENEE DAKE WILSON
VACANT

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

October 10, 2013

Behzad Forat (O)
11514 Ventura Boulevard
Studio City, CA 91604-2610

Case No. AA-2005-5156-PMLA
With Adjustment per Section 17.53 j
3806 North Laurel Canyon Boulevard
Sherman Oaks – Studio City – Toluca Lake –
Cahuenga Pass Planning Area
Neighborhood Council: Studio City
Zone : R1-1
D.M : 162 B 165
C.D. : 2
CEQA: ENV-2005-5157-CE
Legal Description: Lot FR 3, Arb 3, Tract 6248

LETTER OF CORRECTION

On January 20, 2006, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **adopted Categorical Exemption ENV-2005-5157-CE as the environmental clearance and approved Parcel Map No. AA-2005-5156-PMLA for a maximum new four-parcel single family development with an internal private street as shown on revised parcel map stamp-dated October 11, 2005.** The Advisory Agency also approved, pursuant to Section 17.53 j, a minimum lot area of 4,980 square feet each in lieu of 5,000 square feet otherwise required by the R1 Zone, located at 3806 North Laurel Canyon Boulevard in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan.

It has been discovered by the Advisory Agency, that Condition 19e(1)(2), specifically "The Advisory Agency additional development requirements and/or limitations condition was erroneously written and therefore needs to be corrected to avoid any further confusion with the front yard setback for Parcel A.

Therefore, the Letter of Determination is hereby corrected to delete Condition 19e(1) section in its entirety and amend condition 19e(2) section to be re-written as follows:

Correct Condition 19e(1)(2) as follows:

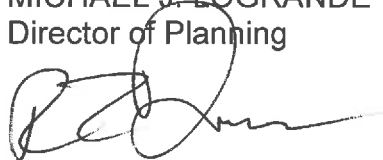
- e. Advisory Agency additional development requirements and/or limitations as follows:

~~(1) The designated front yard setback for Parcel A shall be abutting Laurel Canyon Boulevard. The designated rear yard setback for Parcel A shall be along the easterly property line immediately adjoining Parcel B.~~

(2) The designated front yard setbacks for Parcels A, B, C and D shall be along the property line which abuts each parcel's frontage along the private street. The designated rear yard setbacks for Parcels A, B, C and D shall be abutting the common northerly property line which runs adjacent to each Parcel and is perpendicular from Laurel Canyon Boulevard.

All other conditions remain unchanged.

MICHAEL J. LOGRANDE
Director of Planning



Robert Z. Duenas
Deputy Advisory Agency

MJL:RZD:NR:mkc

TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles – Department of City Planning

APPLICANT INFORMATION

Applicant's Name: BEHZAD FORAT/RICHARD PRUTZ Company: PRUTZ & ASSOCIATES
 Address: 11514 VENTURA BOULEVARD Telephone: (818)843-0573
STUDIO CITY, CA 91604 E-mail: richprutz@sbcglobal.net

PROJECT ADDRESS: 3806 N. LAUREL CANYON BL. **ENVIRONMENTAL CASE #:** ENV-2005-5157-CE

PROJECT DESCRIPTION

A SUBDIVISION TO ALLOW FOR A MAXIMUM FOUR-PARCEL SINGLE-FAMILY DEVELOPMENT

| | | | |
|---|---|--|-------------------------------------|
| Subdivision Case No. (if applicable): AA-2005-5156-PMLA: Extensions per Ch 1 (6 yrs.), SB 1186 (1 yr.) & AB 116 (2 yrs.) | Effective Date of Approval: 1/20/06 | Original Expiration Date*: 1/19/09 | New Expiration Date: 4/19/18 |
| Approval Case No: | Effective Date of Approval: | Original Expiration Date*: | New Expiration Date: |
| Approval Case No: | Effective Date of Approval: | Original Expiration Date*: | New Expiration Date: |
| Approval Case No: | Effective Date of Approval: | Original Expiration Date*: | New Expiration Date: |
| Approval Case No: | Effective Date of Approval: | Original Expiration Date*: | New Expiration Date: |

* may be eligible for an additional discretionary extension per LAMC

DISCLAIMER

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

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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CINDY MONTAÑEZ
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1272
JOHN M. DUGAN, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

February 19, 2009

Behzad Forat (O)
11514 Ventura Boulevard
Studio City, CA 91604

Eugene A. Kearin (R)
21021 Devonshire St., Suite 103
Chatsworth, CA 91311

RE: Preliminary Parcel Map AA-2005-5156-PMLA
Council District No. 2

EXTENSION OF TIME

On **January 20, 2006**, the Advisory Agency approved Preliminary Parcel Map AA-2005-5156-PMLA located at 3806 North Laurel Canyon Boulevard for a maximum of four new single-family residences, as shown on map stamp-dated October 11, 2005, with an expiration date of **January 20, 2009**.

On **December 9, 2008**, a request for Extension of Time was accepted by the Planning Department.

The California State Legislature passed Senate Bill 1185 (SB 1185) which automatically granted an additional one year as long as those maps were still valid as of July 15, 2008 and will expire before January 1, 2011. All maps which were granted five year time extensions under the previous regulations are automatically granted an additional one year as long as those maps were still valid on or after July 15, 2008. SB 1185 also extended the five year time extension upon application to a six-year time extension.

Per Section 17.56-A and Ordinance No. 172,839 of the Los Angeles Municipal Code and Senate Bill 1185, the Advisory Agency approves a seven-year extension of the expiration date to **January 20, 2016**. No further extension of time to record the final map can be granted.

S. Gail Goldberg, AICP
Advisory Agency

Lynn Harper
Deputy Advisory Agency

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

CITY PLANNING COMMISSION

JANE ELLISON USHER
PRESIDENT

ANDRES F. IRLANDO
VICE-PRESIDENT

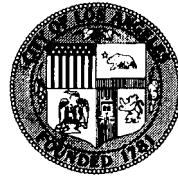
DIEGO CARDOSO
REGINA M. FREER

ROBIN R. HUGHES
SABRINA KAY

FR. SPENCER T. KEZIOS
WILLIAM ROSCHEN
MICHAEL K. WOO

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MARK WINOGROND
INTERIM DIRECTOR
(213) 978-1271

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

Decision Date: **January 20, 2006**

Appeal Period Ends: **February 6, 2006**

Behzad Forat (O)
11514 Ventura Boulevard
Studio City, CA 91604-2610

Case No. AA-2005-5156-PMLA
with Adjustment per Section 17.53 j
3806 North Laurel Canyon Boulevard
Sherman oaks-Studio City-Toluca Lake-
Cahuenga Pass Planning Area
Neighborhood Council: Studio City
Zone : R1-1
D. M. : 162 B 165
C. D. : 2
CEQA : ENV-2005-5157-CE
Fish and Game: Exempt
Legal Description: Lot FR 3, Arb 3,
Tract 6248

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2005-5156-PMLA for a maximum new four-parcel single-family development with an internal private street as shown on revised parcel map stamp-dated October 11, 2005, and subject to the following conditions. The Advisory Agency also approved, pursuant to Section 17.53 J of the Los Angeles Municipal Code, an Adjustment to allow Parcels A, B and C a minimum lot area of 4,980 square feet each in lieu of 5,000 square feet otherwise required by the R1 Zone. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

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

Bureau of Engineering

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

1. That a 13-foot wide strip of land be dedicated along Laurel Canyon Boulevard adjoining the subdivision to complete a 45-foot wide half street dedication, including a 2-foot sidewalk easement, in accordance with Secondary Highway Standards.
2. That a 2-foot wide sidewalk easement be dedicated in Laurel Canyon Boulevard along the subdivision.
3. That a Covenant and Agreement be recorded agreeing that Parcel "A" of the subdivision be restricted against vehicular access from Laurel Canyon Boulevard into the parcel map area.
4. That two copies of a parking area and driveway plan be submitted to the Valley District Office of the Bureau of Engineering for review and approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.
5. That a 24-foot wide private street be provided to serve the subdivision, including a suitable turnaround area per Bureau of Engineering Standard Plan No. S-470-0.
6. That a sanitary sewer easement be dedicated full-width of the proposed private street within the subdivision area.
7. That private street easement be included as part of the adjoining lots to the satisfaction of the City Engineer.
8. 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 areas upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
9. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
10. That prior to recordation of the final map, a proposed name for the private street be approved by the City Engineer.
11. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve the private street being provided by:

- i. Constructing suitable surfacing to provide a minimum 20-foot roadway and a turning area, together with either a 2-foot wide longitudinal concrete gutter, or integral concrete curb and gutter on each side of the street.
 - ii. Removing and reconstructing the existing improvements as necessary.
 - iii. Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - b. Improve Laurel Canyon Boulevard being dedicated and adjoining the subdivision by:
 - i. Constructing an integral concrete curb and gutter, and a 10-foot wide concrete sidewalk.
 - ii. Constructing suitable surfacing to join the existing roadway to complete a 35-foot half roadway, including additional roadway pavement for proper joining.
 - iii. Removing and reconstructing the existing improvements as necessary.
 - iv. Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - c. Construct the necessary sewer mainline in the private street and sewer house connections to serve each parcel.
12. Removal and/or replacement of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675. Tree replacement, including tree well covers and root barriers, along the property shall be to the satisfaction of the Street Tree Division of the Bureau of Street Services and the City Engineer.

Department of Building and Safety-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact Del Reyes, at (213) 482-6882** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

13. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. The Department recommends that the front, side and rear lot line locations for Parcel A be designated by the Advisory Agency.
 - c. Show all street dedication as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street dedication.
 - d. For Parcels B, C, and D to have legal frontage, private street must be approved and recorded.

***NOTE TO PLAN CHECKER:** The Advisory Agency also approved, pursuant to Section 17.53 j of the Los Angeles Municipal Code, the following variations from the R1 zone, Section 12.08. B. 4 of Los Angeles Municipal Code as it applies to this subdivision: a minimum lot area of 4,980 square feet each for Parcels A, B and C in lieu of 5,000 square foot minimum lot areas.

Department of Transportation

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

14. A parking area and driveway plan be submitted to the 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. In addition, the following items shall be satisfied:
- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Vehicular access to all parcels is restricted to the private street.

Fire Department

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

15. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:

- a. 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.
- b. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- c. 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.
- d. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- e. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- f. 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.
- g. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- h. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

Bureau of Street Lighting

Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.

16. A Covenant and Agreement be recorded satisfactory to the Bureau of Street Lighting stating as follows:
 - a. The property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to the issuance of the certificate of occupancy or change of use permit.
 - b. The following new street lighting facility to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting: One (1) along Laurel Canyon Boulevard.

Department of Recreation and Parks

Park fees are paid at 200 North Spring Street, Room 750 and City Hall East, Room 709.

17. That the Quimby fee be based on the R1 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

Construction mitigations regarding impacts on schools are monitored by the LAUSD. Begin this process by calling Natalie Blasco at (323) 342-1421. If no construction mitigations are required by the LAUSD or the environmental document, this condition may be cleared by a written communication from the LAUSD Transportation Branch- phone no.(323) 342-1400-attesting to the required coordination.

18. The project site is located on the pedestrian and bus routes for students attending Carpenter Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, and the principal or designee of Carpenter Elementary School.

Department of City Planning-Site Specific Conditions

Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated. For an appointment with the Advisory Agency or a City Planner submit an email request at DOLappt@planning.lacity.org. For an appointment with the Street Tree Division of the Bureau of Street Maintenance call 213 485-5675.

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. **Use.** Limit the proposed development to a maximum of four units on four parcels.
 - b. **Parking.** That a minimum of two (2) parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

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

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with Chapter V of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan.
- e. Advisory Agency additional development requirements and/or limitations as follows:
- (1) The designated front yard setback for Parcel A shall be abutting Laurel Canyon Boulevard. The designated rear yard setback for Parcel A shall be along the easterly property line immediately adjoining Parcel B.
 - (2) The designated front yard setbacks for Parcels B, C and D shall be along the property line which abuts each parcel's frontage along the private street. The designated rear yard setbacks for Parcels B, C and D shall be abutting the common northerly property line which runs adjacent to each Parcel and is perpendicular from Laurel Canyon Boulevard.
 - (3) LAMC required minimum setback requirements for the R1 zone shall be observed and maintained for Parcels A, B, C and D.
 - (4) The maximum building height permitted for Parcels A, B, C and D shall be 30 feet.
- f. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.

- g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - i. **Air Filtration.** The applicant shall install air filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
20. The Advisory Agency, pursuant to Ordinance 176321 and Section 17.53 J. of the Los Angeles Municipal Code, has approved the following variations from the R1 zone, Section 12.08. B. 4 of Los Angeles Municipal Code as it applies to this subdivision: a minimum lot area of 4,980 square feet each for Parcels A, B and C in lieu of 5,000 square foot minimum lot areas.
21. A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:
- a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.
 - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
 - d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".
 - f. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
-

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

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department, on August 1, 2005, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15.

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

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

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2005-5156-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designates the subject property for Low Residential density with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The 0.6 acre property is zoned R1. The adopted Plan zone allows for the proposed subdivision. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The site is one of the largest R1 zoned properties in the vicinity. The development of this parcel is an infill of an otherwise single family residential neighborhood. There is immediate precedence for subdivisions with internal private streets, including a development immediately to the south of the subject site. The subdivider agreed to limiting the building height on the site to 30 feet or less to assure that the new units would remain in character with the existing surrounding single family dwellings. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

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

The project is Categorically Exempt from the California Environmental Quality Act as urban infill-no potential adverse impact on fish or wildlife resources will occur.

FINDINGS OF FACT (ADJUSTMENT):

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

The resulting density is consistent and compatible with the surrounding properties and with the pattern of residential uses in the area. The adjacent properties are also improved with developments of equivalent or greater density. The proposed project, as conditioned allows for ample access and setbacks such that surrounding

uses shall not be negatively impacted. The project has been conditioned to limit the building height to a maximum of 30 feet to assure compatibility with the surrounding single family development.

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

The General Plan is silent on issues related to slight reductions in minimum lot area. However, the adopted Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designates the subject property for Low Residential density with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The recommended adjustment is substantially consistent with the land use designation on the plan map and is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted Community Plan. Furthermore, the development of this site in conformance with the underlying land use designation supports the housing production policies of the Community Plan.

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

The 27,000 square foot property is a legal, rectangularly shaped recorded lot. The property is at least five times the minimum lot area required for it's R1 zone. Because of the rectangular shape of the lot, an internal private street is necessary to provide access and legal frontage for the proposed four parcel subdivision. The subdivider is seeking a minor adjustment from minimum lot area of less than 1% in order to provide the private street and four parcels. The subdivision is maintaining conformance with all other setback requirements and limiting the maximum building height to 30 feet in order to make sure the project conforms with the scale and character of the surrounding single family development. The configuration of the property makes strict adherence to the zoning regulation impractical

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

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 847-2775.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Valley Area Planning Commission

within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on **February 6, 2006*** at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

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

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

Appeal forms are available on-line at www.lacity.org/pln.

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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. January 20, 2009.

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

Mark Winogron
Interim Advisory Agency



LYNN HARPER
Deputy Advisory Agency

MW:EGL:LH

cc: Bureau of Engineering - 4
Valley
Planning Office & 1 Map
D.M. 162 B 165
Bureau of Street Lighting
Street Tree Division & 1 Map

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

PRELIMINARY PARCEL MAP L.A. NO. 63219

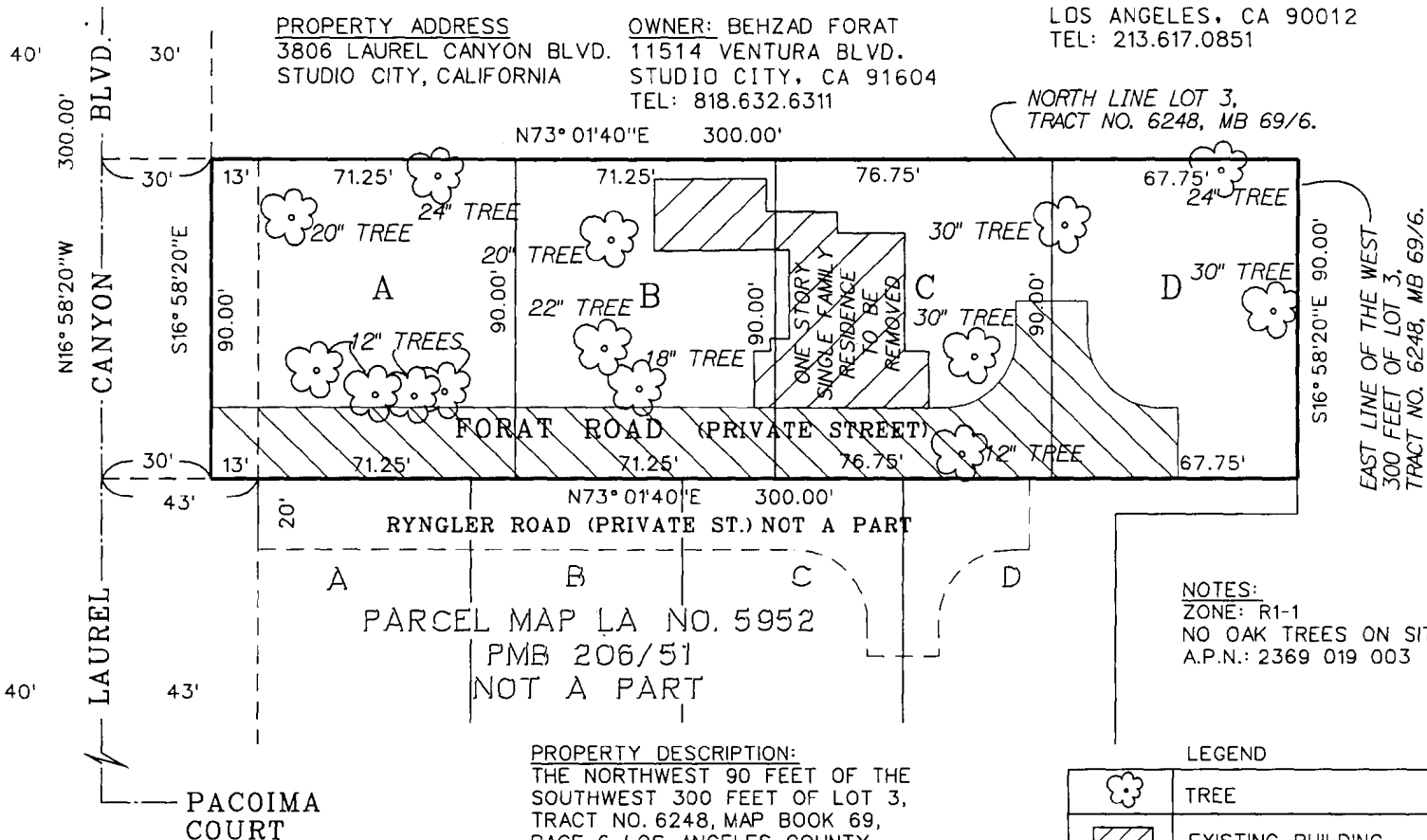
SHEET 1 OF 1

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF THE NORTHWEST 90 FEET OF THE SOUTHWEST 300 FEET OF LOT 3,
 TRACT NO. 6248, MAP BOOK 69, PAGE 6,
 LOS ANGELES COUNTY RECORDS
 MANUEL M. CORTEZ APRIL 25, 2005

SURVEYOR: MANUEL M. CORTEZ, LS 6599
 121 S. HOPE STREET NO. 519
 LOS ANGELES, CA 90012
 TEL: 213.617.0851

PROPERTY ADDRESS: 3806 LAUREL CANYON BLVD. STUDIO CITY, CALIFORNIA
 OWNER: BEHZAD FORAT 11514 VENTURA BLVD. STUDIO CITY, CA 91604
 TEL: 818.632.6311

REVISED
 AUG 18 2005
 MAP



NOTES:
 ZONE: R1-1
 NO OAK TREES ON SITE.
 A.P.N.: 2369 019 003

LEGEND

| | |
|--|-------------------------|
| | TREE |
| | EXISTING BUILDING |
| | PROPOSED PRIVATE STREET |

AREA TABLE

| PROPOSED LOTS | A | B | C | D |
|------------------------------|---------------|---------------|---------------|---------------|
| NET AREA | 4987.5 SQ.FT. | 4987.5 SQ.FT. | 4986.6 SQ.FT. | 5011.6 SQ.FT. |
| PROPOSED PRIVATE ST. | 1425.0 SQ.FT. | 1425.0 SQ.FT. | 1920.9 SQ.FT. | 1085.0 SQ.FT. |
| PROPOSED LAUREL CANYON BLVD. | 1170.0 SQ.FT. | | | |
| GROSS AREA | 7882.5 SQ.FT. | 6412.5 SQ.FT. | 6907.5 SQ.FT. | 6097.5 SQ.FT. |

TOTAL AREA: 27300 SQ.FT. (0.63 ACRES)

CORTEZ LAND SURVEYING & MAPPING
 BOUNDARY, A.L.T.A., TOPOGRAPHIC,
 & SUBDIVISION SURVEYS
 121 S. HOPE ST. • 519
 LOS ANGELES, CA. 90012
 TEL: 213.617.8549 FAX: 213.617.0851

2005-5156