

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

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

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November 01, 2022

Owner

Vintage at Woodland Hills, LLC
7 Upper Newport Plaza, Suite 250
Newport Beach, CA 92660

Applicant

Vintage Communities LLC
Attn: Matt Osgood
7 Upper Newport Plaza, Suite 250
Newport Beach, CA 92660

Representative

Loeb & Loeb LLP
Attn: Jill M. Jones
10100 Santa Monica Blvd, Suite 2200
Los Angeles, CA 90067

RE: Tentative Tract Map No. 61530, 61530-M1

Address: 22352-22422 West Avenue San Luis
Community Plan: Canoga Park – Winnetka –
South Valley

Council District: 3 - Blumenfeld

Zone: R1-1

CEQA: ENV-2004-5112-MND, ENV-2004-5112-
MND-REC1

EXTENSION OF TIME

On March 6, 2006, the Deputy Advisory Agency approved a 30-lot, single-family subdivision with an internal street, located at 22352-2222 West Avenue San Luis in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, with a requirement to submit a Revised Map/Modification to show the maximum 30-lot layout with no lot area less than 7,500 square feet. On May 15, 2017, the Deputy Advisory Agency (DAA) approved a modification of Tentative Tract No. 61530-M1 (Map) for a maximum 19 single-family residential lots as shown on revised map stamp-dated October 21, 2013.

Between January 2016 and February 2016, a series of time extensions were issued pursuant to Government Code Sections 66452.21-66452.24 (i.e., SB 1185, AB 333, AB 208, AB 116), and Chapter 1 of the Los Angeles Municipal Code (LAMC), for a total of 13 additional years, resulting in a new expiration of **March 5, 2022**.

On March 2, 2022, the Subdivider's representative, Loeb & Loeb, submitted written correspondence to City Planning to request an additional time extension. On March 7, 2022, Loeb & Loeb submitted a subsequent letter, requesting clarification as to whether the Map was still active, alleging that public agency resulted in a development moratorium of at least **266 days**, pursuant to Government Code Sections 66452.6(b)(1) and (f). On April 27, 2022, Loeb & Loeb submitted a supplemental letter in support of Subdivider's assertion that it is entitled to an additional time extension under the Subdivision Map Act's development moratorium provisions. (Letter is attached hereto as Exhibit A.)

Based on the DAA's review of the substantial evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium applies to the Map, specifically the provisions set forth in Government Code Section 66452.6(f)(1), related to the Street Lighting Plan (Condition No. 13) and the Landscape Plan (Condition SF-1).

At this time, however, Planning is unable to determine the applicable extension period, which is calculated as "any period of time during which a condition imposed by the city could not be satisfied." (Government Code Section 66452.6(f)) Please provide an update on the current status of the various clearances, namely the date (along with any supporting emails or written documentation) to confirm when (1) the Los Angeles County Tax Assessor's Office provided you with information regarding the Tax Bond amount, and (2) the Los Angeles Department of Water and Power provided information pertaining to the power easements on the subject property, so that the DAA can calculate the extension period that is applicable to the Map. Pending receipt of additional information from the Subdivider concerning the applicable extension period, the subject map is hereby extended for a period of **266 days** from the original expiration date of March 5, 2022, or until **November 26, 2022¹**.

The DAA would also like to take this opportunity to clarify that, consistent with the City's email correspondence of March 4, 2022 (attached to the April 27, 2022 Loeb & Loeb letter - Exhibit A) and [ZA Memo 140](#) (Expiration and Time Extensions for Subdivisions and Related Entitlements; Rescission of ZA Memo No. 117 (Entitled "Time Extensions – Late Filings"); and Implementation of Time Extensions Pursuant to Assembly Bill 1561), the Mayor's March 21, 2020 Tolling Order does not apply to subdivision approvals or related expiration dates that are codified under State law.

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Deputy Advisory Agency
VPB:MN

cc: Councilmember Bob Blumenfeld

Encls.: Exhibit A – April 27, 2022, Loeb & Loeb Letter with documentation to support grant of additional time under Gov. Code Sections 66452.6(b)(1) and (f)

¹ Note the Map is technically set to expire November 26, 2022. As the 26th is a Saturday, the Map will extend to the next business day, November 28, 2022.

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DANA M. PERLMAN

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

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

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

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

January 11, 2016

Vintage at Woodland Hills LLC (A)
18401 Van Karman Avenue, Suite 350
Irvine, CA 92612

Zaky Family Trust
3417 Palo Vista Drive
Rancho Palos Verdes, CA 90275

RE: TT-61530
22352 Avenue San Luis
Community Plan: Canoga Park - Winnetka -
Woodland Hills - West Hills
C.D.: 3
CEQA: ENV-2004-5112-MND
Zone : R1-1
DM: 171B101
Legal: TR 6170 Lot 1237, Arb 4
EXTENSION OF TIME

On March 6, 2006, the Deputy Advisory Agency conditionally approved TT-61530 for a maximum of 30-lot single family with an internal private street. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 11-year extension from the decision date for the recording of the final map for TT-61530 at 22352 Avenue San Luis in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan.

Pursuant to SB 1185, all maps are automatically granted an additional one year as long as those maps were still valid on July 15, 2008 and will expire before January 1, 2011, (granted separately)

Pursuant to AB 333, all maps are automatically granted an additional two years as long as those maps were still valid on July 15, 2009 and will expire before January 1, 2012, (granted separately)

Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and has not expired on or before July 11, 2013.

Therefore, the new expiration date for the subject map is **March 6, 2020** and no further extension of time to record a final map can be granted.

MICHAEL J. LOGRANDE
Director of Planning

DAVID WEINTRAUB
Deputy Advisory Agency
MJL:DW:HLA:amv
cc: Councilman Bob Blumenfield
Third Council District

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
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: March 6, 2006

Appeal End Date: March 16, 2006

Wafick Zaky (A)(O)
22519 Crenshaw Boulevard
Torrance, CA 90505

Ed Eckert (R)
Gilbert Engineering
2028 E. Route 66
Glendora, CA 91740

RE: Tentative Tract No.: 61530
Related Case: None
Council District: 3
Community Plan: Canoga Park-
Winnetka-Woodland Hills
Existing Zone: R-1
ENV-2004-5112-MND
Fish and Game: Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 61530 located at 22352 - 22422 West Avenue San Luis in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, for a 30 -lot single family subdivision with an internal private street. A Revised Map/Modification is required. 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 call (213) 978-1326. 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

1. That a 7-foot wide strip of land be dedicated along Avenue San Luis adjoining the subdivision to complete a 32-foot wide half street dedication satisfactory to the City Engineer.
2. That a Covenant and Agreement be recorded restricting Lots 1, 2, 3, 4, 5, 6, 28, 29, 30, 31 and 32 of the subdivision against direct vehicular access to and from Avenue San Luis.
3. That a 46-foot wide private street easement be provided, including a 15-foot radius property easement returns at the intersection with Avenue San Luis and elbow sections including 60-foot wide private street easement at the intersection with Avenue San Luis all on alignment satisfactory to the City Engineer.
4. That a sanitary sewer easement be dedicated full-width of the proposed private streets.
5. That the private street easement be part of the adjoining parcels to the satisfaction of the City Engineer.
6. 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 streets, and keep the private street free and clear of obstructions and in a safe condition for vehicular use at all times.
7. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles municipal code (Private Street Regulations).
8. That the following requirements in connection with grading and construction in and adjacent to public right-of-way and private street be complied with in a manner satisfactory to the City Engineer.
 - a. Cut or fill slopes in artificial fill and residual soils shall be no steeper than 2:1 (H:V). Cut slopes shall be no steeper than 1.5:1 (H:V) in competent bedrock.
 - b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet respectively, from the property line.
 - c. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over excavated a minimum of 12 feet and replaced as compacted fill slope.

- d. The consulting soils engineer shall provide methods of mitigating the effects of expansive soil, which underlies the private property and the public street prior to the approval of plans, the City Engineer must approve the proposed method.
- e. All streets shall be founded upon firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
- f. Fill material shall be compacted to a minimum of 90 Percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
- g. All slope shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
- h. Adequate perforated pipe and gravel sub-drain systems approved by the City Engineer shall be placed behind retaining walls.
- i. Any slope that daylighted adversely dipping bedding shall be supported by either a retaining wall or a designed buttress fill.
- j. Where not in conflict with the above, the recommendations contained in the Sladden Engineering's geotechnical reports dated March 3, 2004, January 13, 2005, March 17, 2005, March 25, 2005, May 6, 2005, June 20, 2005, July 15, 2005 and August 16, 2005 by the consulting engineering geologist, R. Layne Richins (CEG 1793) and Civil Engineer Brett L. Anderson (CE 45389), shall be implemented.
- k. GED required procedures for review and approval of grading and foundation construction as it relates to City Property and the Right-of-Way are specified in the Inter-Departmental Correspondence-Geotechnical Engineering Division Requirements for Review and Approval of Grading and Foundation Construction, dated October 12, 2001 (attached). These procedures shall be followed during tract design and construction.

DEPARTMENT OF BUILDING AND SAFETY, GRADING SECTION.

- 9. That the following grading conditions be complied with during the site development:
 - a. A grading permit shall be obtained prior to recordation of the final tract map.
 - b. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans

prepared by the design engineer and that the plans include the recommendations contained in their reports.

- c. All recommendations of the report dated 03/09/05 by Sladden Engineering which are in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans.
- d. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
- e. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.
- f. Building pads with cut-fill transitions shall be graded so that the cut pad area is covered with compacted fill to a minimum depth of 3 feet below the bottom of any footings.
- g. All existing fill and seismically unstable alluvium and earth materials shall be removed and recompacted under the direct supervision of the soils engineer.
- h. All new graded slopes shall be no steeper than 2:1.
- i. The tops and toes of graded slopes shall be set back from the site property lines in accordance with sections 7010.3 and 7011.5 of the code.
- j. All graded slopes are subject to erosion and shall be planted and an irrigation system installed conforming to Section 91.7012.
- k. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
- l. Footing adjacent to a descending slope steeper than 3:1 in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope.
- m. Building adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet in accordance with Code Section 1806.5.2.

- n. The LABC Soil Type underlying the site is Sd. and the minimum horizontal distance to known seismic sources shall be in accordance with the "Maps of Known Active Fault Near Source Zones" published by ICBO.
- o. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
- p. All retaining walls shall be provided with a standard surface back drain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.
- q. All retaining wall shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.
- r. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector.
- s. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
- t. All roof and pad drainage shall be conducted to the street in an acceptable manner.
- u. The soil engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading.
- v. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City building inspector and the contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City building inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.
- w. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time the sequence of shoring, protection fences and dust and traffic control will be scheduled.
- x. Prior to the placing of compacted fill, a representative of the consulting soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be

placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed in the final compaction report filed with the Grading Engineering Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Engineering Division of the Department upon completion of the compaction. The engineer's certificate of the compliance shall include the grading permit number and the legal description as description as described in the permit.

- y. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Engineering Section of the Department.
- z. The building design shall incorporate provisions for anticipated differential settlements in excess of one-fourth inch.

DEPARTMENT OF BUILDING AND SAFETY, ZONING SECTION.

- 10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that there are no Building or Zoning Code violations on the property.

DEPARTMENT OF TRANSPORTATION

- 11. That prior to recordation, satisfactory arrangements be made with the Department of Transportation to assure that:
 - a. A parking and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building plans for plan check by the Department of Building and Safety.
 - b. All other conditions required by the Department of Transportation.

FIRE DEPARTMENT

- 12. That a suitable arrangement be made with satisfactory to Fire Department with respect to the following:
 - a. Submit plot plans for fire Department approval and review prior to recordation of Tract Map Action.
 - b. 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.

- c. 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.
- d. 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.
- e. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- f. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - 1. Boxed-in eaves.
 - 2. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - 3. Non-wood siding.
 - 4. Exposed wooden members shall be two inches nominal thickness.
 - 5. Noncombustible finishes.
- g. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- h. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- i. 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.
- j. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distances shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

DEPARTMENT OF PARK AND RECREATION

- 13. That the Quimby fee be based on the R1 Zone.

INFORMATION TECHNOLOGY AGENCY

- 14. That satisfactory arrangements be made with the cable television franchise holder for this area in accordance with policies adopted by the Department of Telecommunications to assure that cable television facilities will be installed in the

same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of the arrangements made with the applicant must be submitted by the cable company to the Department of Telecommunications, Room 600, 120 S. San Pedro Street, Los Angeles, CA 90012, (213) 485-7969 before the condition can be cleared by the Department.

DEPARTMENT OF CITY PLANNING

15. **Development** - Prior to the recordation of the final map, the subdivider will prepare and execute a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 30 lots.
- b. Provide a minimum of two covered off-street parking spaces per dwelling unit. Lots with less than 50' frontage have one guest parking provided on site.
- c. **Note to City Zoning Engineer and Plan Check:** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code at it applies to this subdivision.

Not applicable.

- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a building permit.

16. **Revised Map.** That a Revised Map/Modification be submitted showing the maximum 30-lot layout, with no lot areas no less than 7,500 square feet (excluding any private street) all satisfactory to the Advisory Agency and City Engineer.

NOTE: The Revised Map shall comply with the lot width and mid-point requirements of the R1 Zone, including minimum of 20-foot street frontage. Walls, including retaining walls shall also comply. Otherwise, the subdivider shall file a request, to be processed through the Office of Zoning Administration, from the applicable sections of the Municipal Code. Such application shall be approved by the Planning Department prior to the issuance of any building permit or the recordation of the final tract map.

17. **Public Discussion Meeting for Review of Grading Plan and Site Plan:** Prior to issuance of any Grading Permit, a Grading and Site plan -- at least at a 40-scale --- shall be submitted to the satisfaction of the Advisory Agency, Department of Building and Safety and Bureau of Engineering, showing the location of the purpose of the Public Discussion meeting is to confirm: application of land form

grading/land form planting, lot layout, including identification of front yards for any 'through lots,'

This shall not be a public hearing. Persons to be noticed are those who signed in at the initial Advisory Agency hearing on the subject tract, the Council Office and the (other agency, if necessary) representative.

DEPARTMENT OF CITY PLANNER -ENVIRONMENTAL MITIGATION MEASURES

18. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 19 and 20 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
19. Prior to the recordation of the final map, the subdivider will 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:
 - MM-1 Grading shall be kept to a minimum. Natural features, such as prominent knolls or ridge lines shall be preserved. Project shall comply with the City's adopted Landform Grading Manuel MM
 - MM-2 The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs. MM
 - MM-3 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety. MM
 - MM-4 An 8-foot-high solid decorative masonry wall at the property line nearest the freeway shall be constructed for each home adjacent to the freeway, unless no sound wall to mitigate such noise exists. Such walls shall be landscaped with vines on sides facing Avenue San Luis as to maintain an attractive appearance from street level. MM

- MM-5 All exterior windows having a line of sight Ventura Freeway (101) shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room. MM
- MM-6 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane. MM
- MM-7 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area. MM
- MM-8 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings. MM
- MM-9 Implement measures detailed in the Department of Transportation's communication to the applicant dated October 12, 2004 and attached. Such report and mitigation measure(s) are incorporated herein by reference. MM
- MM-10 Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval. MM
- MM-11 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required. MM

- MM-12 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion. MM
- MM-13 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition. MM
- MM-14 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection. MM
- MM-15 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. MM
- MM-16 Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees. MM
- MM-17 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain. MM
- MM-18 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation. MM
- MM-19 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping. MM
- MM-20 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. MM
- MM-21 Legibility of stencils and signs must be maintained. MM
- MM-22 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater

conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs. MM

MM-23 The storage area must be paved and sufficiently impervious to contain leaks and spills. MM

MM-24 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions. MM

20. **Construction Mitigation Conditions** - Prior to the recordation of the final map, the subdivider will 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. During demolition and construction, exposed earth surfaces should be sprayed with water at least twice a day by the contractor to minimize dust generation. MM
 - 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. MM
 - c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. MM
 - d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amount of dust. MM
 - e. 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 the generation of excessive amounts of dust. MM
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. MM
 - g. 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. MM
 - h. 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. MM

- i. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. MM
- j. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. MM
- k. 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. MM
- m. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site. MM
- n. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains. MM
- o. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible. MM
- p. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting. MM
- q. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets. MM
- r. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drip and spills. MM
- s. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- t. Incorporate appropriate erosion control and drainage devices to the satisfaction of the building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting Fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- u. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

22. **Haul Route** - The subdivider shall file a Haul Route request through the Department of Building and Safety.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE FAMILY CONDITIONS

- SF-1 That a landscape plan, prepared by a licensed landscape architect, be submitted to Council Office 3 prior to approval 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 requirements of a landscape plan for approval are limited to the frontage of the subject tract, along San Luis Avenue, including any walls, fences, gates which face the public right of way. All trees removed from the site shall be replaced on a 1:1 basis (minimum 7 trees) with minimum 24-inch box trees within this landscape area.

In the event that 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.

- SF-2 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:

Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking.

All other conditions applying to model dwellings under Sections 12.22-A, 10 and 11 of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

BUREAU OF ENGINEERING 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 Municipal Code.
- (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 comply 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 for 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 exceed 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 street, 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 be either constructed prior to the recording of the map or that such construction be 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.
 - (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. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (485-5675) 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 Americans with Disabilities Act (ADA) of 1990.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map,

drainage facilities will be required to include the construction of the following satisfactory to the City Engineer:

1. Remove and reconstruct the existing catch basin along Avenue San Luis adjoining the subdivision in connection with street widening required herein.
 2. Private or public storm drain system to drain the private street to an outlet satisfactory to the City Engineer.
- b) Improve the private street being provided by the construction of the following:
1. Concrete curbs, concrete gutters, and 5-foot full-width concrete sidewalks.
 2. Suitable surfacing to provide a 36-foot roadway. Minimum 20-foot wide roadways shall be provided on each sides of any security gate or an island at the entrance of the private street.
 3. Any necessary removal and reconstruction of existing improvement.
 4. The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 5. Suitable improvements of the elbow sections satisfactory to the City Engineer.
- c) Improve Avenue San Luis being dedicated and adjoining the subdivision by the construction of the following:
1. A concrete curb and concrete gutter and a 10-foot full width concrete sidewalk with tree wells and landscaping of the parkway.
 2. Suitable surfacing to join the existing pavement to complete a 22-foot half roadway.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvements.
- d) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Conditions of existing and proposed zones shall still be complied.

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.

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

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

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

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

Further, in the event the Advisory Agency approves the Tentative Tract, the following findings for the California Environmental Quality Act and Subdivision Map Act should be adopted by the Advisory Agency.

FINDINGS OF FACT (CEQA)

On October 27, 2004, the Environmental Staff Advisory Committee of the Planning Department granted the proposed project a Mitigated Negative Declaration ENV-2004-5512-MND. The Committee found that potential impact could occur from the projects's implementation due to:

- aesthetics (hillside design, graffiti),
- tree removal (non-oaks),
- seismic,
- erosion/grading/short-term construction impacts,
- air quality,
- noise,

- grading,
- general construction,
- haul routes,
- single family dwelling (10+ home hillside subdivision),
- freeway traffic noise,
- severe noise levels,
- public services (fire and school),
- recreation (parks),
- increased vehicle trips/congestion,
- safety hazards.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration reflects the independent judgement of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a level of insignificance through implementation of **Condition Nos. 18, 19 and 20** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 22.

FINDING OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 61530, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, 66474.61 and 66474.63 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.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan designates the subject property (22352 - 22422 West Avenue San Luis) Low residential Land Use with corresponding zones of RE9, RS, R1, RU, RD5, and RD6. The property contains 313,632 net square feet (7.2 acres) and is presently zoned R1-1. The proposed development of 38 single-family lots is allowable under the corresponding adopted Plan Land Use and Zone. After consideration of grading and traffic public safety issues, the Advisory Agency approved a maximum of 30 single family lots.

The site is not located in the Flood Plain Management Specific Plan area (special/flood hazard area/hillside area/mud prone area).

The project conforms with both the specific provisions and the intent of the Flood Plain Management Specific Plan (Section 5.B.4 of Ordinance 154,405)

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

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

The site is a steeply sloping hillside site located in the hillside grading and mountain fire area. The proposed subdivision of 38 lots will result in some lots having retaining walls as high as 19-20 feet.

The Department of Building and Safety and Fire Department have issued grading conditions and fire mitigation conditions to the Department's satisfactory.

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)
- a. In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
 - b. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
 - c. The proposed project is an infill and the subdivider has no ability to influence the north/south orientation.
 - d. The existing topography is generally level limiting the influence on passive or natural heating and cooling.
 - e. In addition, prior to obtaining a building permit, the subdivider considered building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 61530.

Mark Winogrand
Advisory Agency



EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:SP:JC:jh

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal

must be submitted on Master Appeal Form No. CP-7766 at the Department's Public Offices, located at:

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

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

Forms are also available on-line at www.lacity.org/pln.

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

If you have any questions, please call Subdivision staff at (213) 978-1326.

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