

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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City of Los Angeles
CALIFORNIA



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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

November 2, 2022

Applicant / Representative

Vicente Silva
24062 Plaza Luneta

Owner

Silva and Silva Investments Inc
24062 Plaza Luneta
Valencia, CA 91355

RE: VTT-68879-SL

Related Case(s): VTT-68879-SL-EXT

Address: 9978-9986 North Laurel Canyon Blvd.

Community Plan: Arleta - Pacoima

Council District: 7 - Monica Rodriguez

Zone: (T)RD2-1-CUGU

CEQA: ENV-2007-3702-MND

EXTENSION OF TIME PURSUANT TO AB 1561

On November 6, 2007, the Deputy Advisory Agency conditionally approved VTT-68879 for a maximum 6 single-family lots as shown on revised map stamp-dated November 2, 2007 in the (T)RD2-1 Zone, located at 9978-9986 North Laurel Canyon Blvd. within the Arleta - Pacoima Community Plan. There were no appeals.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval date.

On August 20, 2015, the subject map was granted time extensions pursuant SB 1185, AB 333, AB 116, and Chapter 1 for an extension until November 5, 2021.

In accordance with the provisions of Section 65914.5(b), the Deputy Advisory Agency is authorized to grant an 18-month extension for the recording of the final VTT-68879.

Therefore, the new expiration date for the subject map is May 5, 2023.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:AR

cc: Councilmember Monica Rodriguez

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June 16, 2022

Letter of Correction

Owner/Applicant
Vince Silva
Silva and Silva Investments Inc.
24062 Plaza Luneta
Valencia, CA 91355

Bureau of Engineering

Bureau of Street Lighting

Vesting Tentative Tract Map No. 68879-SL
Address: 9978-86 N. Laurel Canyon Blvd.
Council District: 7th Council District
Existing Zone: (T)RD2-1-CUGU¹
Community Plan: Arleta-Pacoima
CEQA No.: ENV-2007-3702-MND
Legal Description: Lot FR 288; Tract: The
Maclay Rancho; Arb 2

On November 6, 2007, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted a Mitigated Negative Declaration, ENV-2007-3702-MND, as the environmental clearance and approved Vesting Tentative Tract Map No. 68879-SL for a maximum of 6-lots (in accordance with the Small Lot Ordinance No. 176,354) as shown on the revised map stamp-dated November 2, 2007 in the Arleta-Pacoima Community Plan.

On April 5, 2021, the Bureau of Street Lighting (BSL) revised the original requirement for VTT 68879-SL from "...Construct new street light(s); one (1) on Laurel Canyon Boulevard" to "No street lighting requirements." This revision is due to existing driveways and a bioswale right in front of said tract.

After a thorough review of the request, it is the determination of the Deputy Advisory Agency to update the original approval letter dated November 6, 2007 with the updated language as provided by BSL.

Therefore, I hereby correct BUREAU OF ENGINEERING CONDITIONS-STANDARD CONDITIONS Number S-3 (c) to read:

¹ The suffix CUGU, which stands for the Clean Up Green Up Supplemental Use District, is applied to properties within the city that meet certain criteria as further delineated in Ordinance No. 184246, which became effective on June 4, 2016.

S-3 That the following improvements be either constructed prior to the recordation of the final map or that the construction be suitably guaranteed:

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting:

(1) ~~Construct new street light(s); one (1) on Laurel Canyon Boulevard.~~ No street lighting requirements.

All other conditions are to remain unchanged.

VINCENT P. BERTONI, AICP
Director of Planning

Claudia Rodriguez, Senior City Planner
Deputy Advisory Agency

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

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INFORMATION
www.planning.lacity.org

August 20, 2015

Silva and Silva Investments (O)
24062 Plaza Luneta
Valencia, CA 91355

Vince Silva (R)
24062 Plaza Luneta
Valencia, CA 91355

RE: Vesting Tentative Tract Map No.: 68879-SL
Address: 9978 - 9986 N. Laurel Canyon Blvd.
Community Plan: Arleta - Pacoima
Council District.: 7
CEQA No: ENV-2007-3702-MND
Zone : (T)RD2-1
DM: 204B157
Legal: Tract The Maclay Rancho, Lot FR 288, Arb 2
EXTENSION OF TIME

On November 6, 2007, the Deputy Advisory Agency conditionally approved VTT-68879-SL for a maximum 6 single-family lots at 9978 - 9986 N. Laurel Canyon Blvd. In accordance with the provisions of Section 17.03 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 VTT-68879-SL at 9978 - 9986 N. Laurel Canyon Blvd. in the Arleta - Pacoima 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

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

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 **November 5, 2021** 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:ml
cc: Councilman Felipe Fuentes
Seventh Council District

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
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6262 VAN NUYS BLVD., SUITE 351
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Decision Date: November 6, 2007

Appeal Period Ends: November 16, 2007

Fariba Azizi (O)(A)
18710 Paseo Nuveo Drive
Tarzana, CA 91356

Jack Little Co. (E)
17620 Sherman Way, #217
Van Nuys, CA 91406

Oscar Ensafi (R)
Approved Plans & Permits
6321 Van Nuys Boulevard
Van Nuys, CA 91401

Vesting Tentative Tract Map No. 68879-SL
Address: 9978-86 N. Laurel Canyon Blvd.
Council District: 7
Existing Zone: (T)RD2-1
Community Plan: Arleta-Pacoima
CEQA No.: ENV-2007-3702-MND

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. 68879-SL for a maximum **6 single-family lots** (in accordance with the Small Lot Ordinance No. 176,354) as shown on revised map stamp-dated November 2, 2007 in the Arleta-Pacoima Community Plan. This unit density is based on the (T)RD2-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 20-foot wide strip of land be dedicated along Laurel Canyon Boulevard adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Major Highway Standards all satisfactory to the City Engineer.
 - a. That an additional 2-foot wide strip of land be dedicated for future purposes along Laurel Canyon Boulevard all satisfactory to the City Engineer.
2. 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.
3. That if this tract map is approved as small lot subdivision then, and if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
5. That any necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
6. That if necessary the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. 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. Dimension all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

Notes: There is a 40 ft. Building Line along Laurel Canyon Boulevard on this Subdivision.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check."

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-6880 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

9. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. Driveways and vehicular access to projects shall be provided from a single curb-cut off of Laurel Cyn Blvd to access the proposed community access.
 - d. 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. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

FIRE DEPARTMENT

10. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.

- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
- d. 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.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 11. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated September 18, 2007 attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Haddon Elementary School and Pacoima Middle School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. (323) 342-1400, and the principals or designees of Haddon Elementary School and Pacoima Middle School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency). (MM)

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING

- 13. Satisfactory arrangements shall be with the Bureau of Street Lighting to assure the property be formed or annexed into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

15. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF RECREATION AND PARKS

16. That the Quimby fee be based on the RD2 Zone. (MM)

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 6 lots.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- d. The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project. (MM)
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties. (MM)
 - h. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
18. That the subdivider shall make suitable arrangements for clearance with the Community Redevelopment Agency for the Pacoima/Panorama City Redevelopment Project area.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

19. That prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 11, 16, 17 d and g, 20 and 21 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors 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.
20. 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:
- MM-1. All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

- MM-2. 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-3 The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-4 The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-5
- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
 - b. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.
 - c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
 - d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

- e. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

MM-6 The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

21. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
- b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, 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.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance 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.
- CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. 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.
- CM-14. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-16. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-17. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-18. 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 cloths to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

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

C-2. That prior to recordation of the final map, the subdivider shall record an "Agreement for Development of Units for Lease or Sale ("15% Ordinance")" covenant, to benefit the Housing Authority, for certification of the development in accordance with LAMC Section 12.39-A. Arrangements shall be made with the Department of Building and Safety, Zoning Section - Subdivisions (213-482-0000) to approve the covenant format, prior to recording the covenant.

C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-4. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency

guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting un subdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation 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 recordation of the final map or that the 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:

- (1) Construct new street light(s); one (1) on Laurel Canyon Boulevard.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) 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 may be required satisfactory to the City Engineer.
 - b. Improve Laurel Canyon Boulevard being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 12-foot full-width concrete sidewalk with tree wells.
 - (2) Suitable surfacing to join the existing pavement and to complete a 77-foot partial roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

- c. Construct the necessary on-site house connection 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.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05N.

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 LAMC Section 12.39-A.

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.

Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration ENV-2007- 3702-MND on October 10, 2007. The Department found that potential negative impact could occur from the project's implementation due to:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2007-3702-MND reflects the independent judgment 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 less than significant level through implementation of Condition **Nos. 11, 16, 17 d and g, 20 and 21** 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, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned. However, measures are required as part of this approval, which will mitigate the above, mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), 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. 19.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City

of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, California 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 68879-SL_, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Arleta-Pacoima Plan designates the subject property for Low Medium II Residential land use with the corresponding zone(s) of RD1.5, RD2, RW2, RZ2.5. The property contains approximately 0.31 net acres (13,298 net square feet after required dedication) and is presently zoned (T)RD2-1. The proposed development of six single-family homes is allowable under the current adopted zone and the land use designation.

Small Lot subdivisions provide a new housing option which allows people to purchase a house and the lot it sits on, just like they do in a single family neighborhood, rather than a unit in a condominium. Properties zoned RD2 may be subdivided into much smaller lots than previously required, while complying with the density requirements established by both the zoning and the General Plan. It is anticipated that the proposed project will reduce the cost of home ownership and generate creative housing solutions, such as row houses.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

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

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

Laurel Canyon Boulevard is a Major Highway dedicated to a 80-foot width at the project's street frontage. The Bureau of Engineering is requiring a 22-foot dedication to complete a 52-foot wide half street dedication in accordance with Major Highway Street Standards. This project isn't subject to any Specific Plan requirements. The proposed project will provide 12 parking spaces in conformance with the LAMC for small lot subdivision projects. As conditioned the design and

improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently vacant. It's one of the few unimproved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density, transitional neighborhood.

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 Department of Building and Safety, Grading Division, has tentatively approved the Tract Map without conditions, relative to Division 70 of the Building Code.

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

Properties to the north and south, along the same blockface, are zoned RD2, designated as Low Medium II residential land use, and variably developed with duplexes and single-family homes. Properties to the east are zoned R1, designated as Low Residential land use, and developed with single family homes. The property to the west, across Laurel Canyon Boulevard, is zoned R1, designated as Low Residential, and developed with a church. Pacoima Middle School is located immediately to the south of this church. Haddon Avenue Elementary School is located approximately 500 feet to the east of the project site. The subject site is currently vacant.

The Small Lot Ordinance does not require front, side, rear yards or passageways. However, a 5-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this subdivision. The Small Lot Ordinance does not contain language which supersedes the requirements of the Zoning Code, prior to the recordation of the final map. Therefore, technically, the provisions of the Small Lot Ordinance do not take effect until after the map is recorded.

The proposed project will otherwise comply with all LAMC requirements for parking, yards, and open space. As conditioned the proposed parcel map of six small lot single family homes is physically suitable for the proposed density of the development.

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

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned. However, measures are required as part of this approval, which will mitigate the above, mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

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

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

No such easements are known to exist. 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)

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.

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.

In addition, prior to obtaining a building permit, the subdivider shall consider 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 Vesting Tentative Tract Map No. 68879-SL.

S. Gail Goldberg, AICP
Advisory Agency



MAYA ZAITZEVSKY
Deputy Advisory Agency

MZ:RG:JK:jq

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 North Valley Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the

City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Subdivision staff at (213) 978-1362.

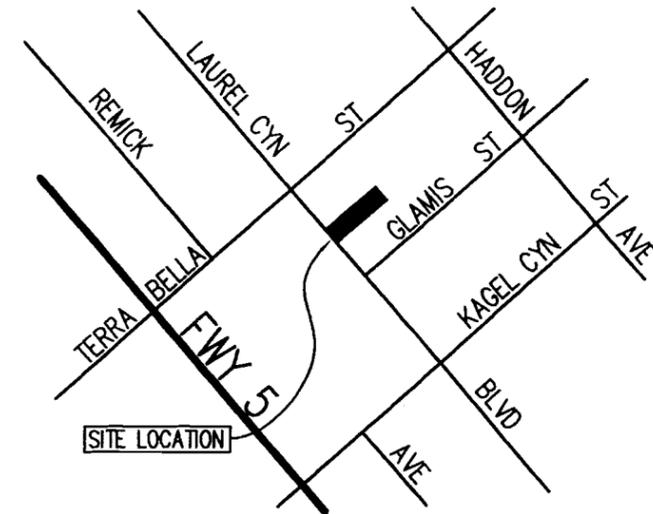
VESTING TENTATIVE TRACT MAP NO. 68879



SCALE : 1" = 30'
REVISED DATE : 10 - 16 - 07

SITE ADDRESS : 9986 N. LAUREL CANYON BLVD.
FOR SMALL LOT SUBDIVISION PURPOSES

" NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION
IN THE PROPOSED (T) RD2-1-1 ZONE, PURSUAN
TO ORDINANCE NO. 176,354."



VICINITY MAP
N.T.S

LEGAL DESCRIPTION :

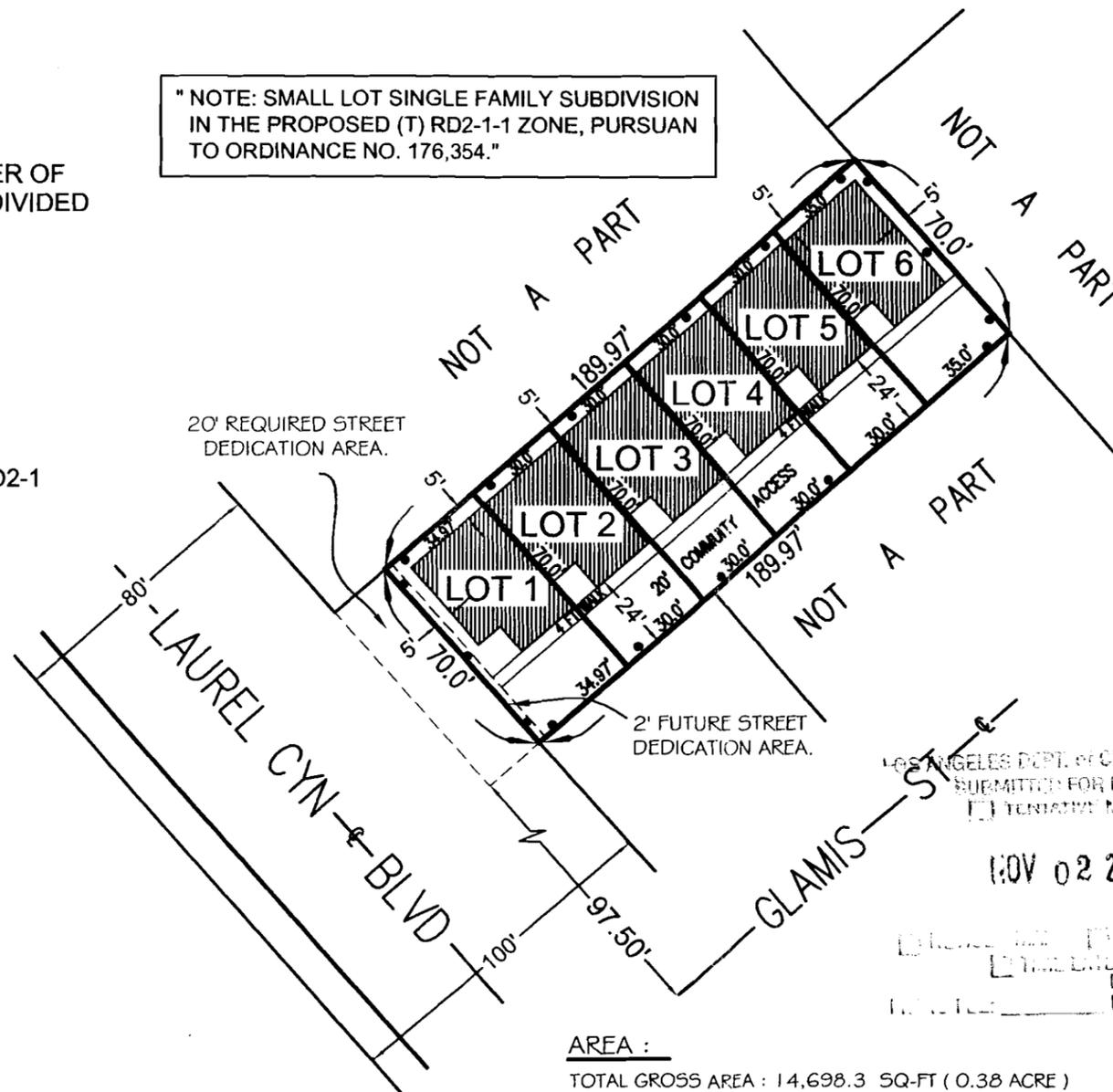
BEING A SUBDIVISION OF FR 288, ARB 2 OF THE MACLAY RANCHO TRACT AS PER MAP RECORDED IN BOOK 37 PAGE 5 TO 16 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

GENERAL NOTE :

- SITE IS RELATIVELY LEVEL.
- THERE IS NO EASEMENT ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
- THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON THE PROPERTY.
- NO OAK TREES, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT ON PROPERTY.
- SURFACE & CONTRIBUTORY DRAIN TO BE CONVEYED TO THE STREET.
- SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM.

THE LOT IS VACANT.

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
FRONT LOT LINE DESIGNATION	SOUTHERLY PROPERTY LINE					
FRONT YARD SETBACK	20'	20'	20'	20'	20'	20'
SIDEYARD OUTSIDE OF THE PROPERTY	5'	-	-	-	-	5'
SIDEYARD INTERNAL OF THE PROPERTY	0	0	0	0	0	0
REAR YARDS	5'	5'	5'	5'	5'	5'



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
[] TENTATIVE MAP
NOV 02 2007
DEPT. ADVISORY AGENCY
DIVISION OF LAND

AREA :

TOTAL GROSS AREA : 14,698.3 SQ-FT (0.38 ACRE)
TOTAL NET AREA : 13,298.3 SQ-FT (0.31 ACRE)

- LOT 1 : 2,447.90 SQ-FT (0.06 ACRE)
- LOT 2 : 2,100.00 SQ-FT (0.05 ACRE)
- LOT 3 : 2,100.00 SQ-FT (0.05 ACRE)
- LOT 4 : 2,100.00 SQ-FT (0.05 ACRE)
- LOT 5 : 2,100.00 SQ-FT (0.05 ACRE)
- LOT 6 : 2,450.00 SQ-FT (0.06 ACRE)

INDICATES FUTURE THREE STORY S.F.D, EACH WITH 2-CAR GARAGE

PROPOSED PROJECT:

SMALL LOT SUBDIVISION OF ONE LOT TO SIX SINGLE FAMILY LOTS.

ZONING :

EXISTING & PROPOSED ZONE : (T) RD2-1

OWNER / SUBDIVIDER

FARIBA AZIZI
18710 PASEO NUVEO DR
TARZANA, CA. 91356
(818) 968 - 0377

CONTACT PERSON

APPROVED PLANS & PERMITS
OSCAR ENSAFI
6321 VAN NUYS BLVD.
VAN NUYS, CA. 91401
(818) 988-3242

LAND SURVEYOR

JACK LITTLE CO.
17620 SHERMAN WAY # 217
VAN NUYS, CA. 91406
LICENSE No. L.S. # 2883
EXP. DATE : 6-30-08
(818) 342 - 3277

INDICATES THE BORDER OF THE LAND BEING SUBDIVIDED