

**DEPARTMENT OF
CITY PLANNING**

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November 10, 2022

Jeffrey S. McConnell (A/O)
10637 Mount Gleason Avenue
Los Angeles, CA 91040

Wei Huang (R)
Novus Real Estate
3447 Community Avenue
La Crescenta, CA 91214

Re: VTT-68852-SL
10637 Mount Gleason Avenue
Sunland-Tujunga-Lake View Terrace-
Shadow Hills-East La Tuna Canyon
Community Plan Area
Zone : (T)(Q)RD5-1-RFA
D.M. : 207A195
C.D. : 7 - Rodriguez
CEQA : ENV-2007-770-MND
Legal Description: Part of Lot 542 (Arb 15);
Tract 1000

LETTER OF CORRECTION

On June 12, 2008, in accordance with Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 68852-SL, located at 10637 North Mount Gleason Avenue for a maximum 6 single-family lots under Small Lot Ordinance No. 167,354, as shown on map stamp-dated July 31, 2007 in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. A concurrent Zone Change request was filed to change the site's zoning from R1-1-RFA to RD5-1-RFA. On May 27, 2009, the City Council adopted Ordinance No. 180,718 (effective July 19, 2009) under Case No. APCNV-2007-769-ZC, which amending the zoning of the site to (T)(Q)RD5-1.

On September 29, 2022, the applicant's representative submitted a request for correction of Condition No. 18 of the Advisory Agency's approval, which contained a typographical error in referencing Case No. APCNV-2006-10297-ZC. As stated previously, the concurrent Zone Change application was under Case No. APCNV-2007-769-ZC, which was subsequently adopted by City Council under effectuating Ordinance No. 180,718. The requested correction is consistent with the approved map and plans that were originally approved by the Advisory Agency and does not result in a significant change to the project as the project continues to meet the intent of the original approval.

Condition No. 18 shall be corrected to read as follows:

18. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Zone Change Ordinance passed as a result of ~~APCNV-2006-10297-ZC~~ **APCNV-2007-769-ZC** shall be submitted to the satisfaction of the Advisory Agency. In the event

that ~~APCNV-2006-10297-ZC~~ **APCNV-2007-769-ZC** is not approved sufficiently for this project, the site can be developed according to the Zoning on the site.

All other Conditions of Approval for VTT-68852-SL approved on June 12, 2008, shall remain as originally written.

VINCENT P. BERTONI, AICP
Director of Planning



JOJO PEWSAWANG
Deputy Advisory Agency

JP:SH:ly

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

April 15, 2016

Jeffrey McConnell (A) (O)
801 S. Figueroa St., Suite 1050
Los Angeles, CA 90017

Lauren Finkel (R)
Craig Lawson & Co., LLC
8758 Venice Blvd
Los Angeles, CA 90034

RE: VTT-68852-SL
Related Case: APCNV-2007-769-ZC
Address: 10637 Mount Gleason Avenue
Planning Area: Sunland – Tujunga – Lake
View Terrace – Shadow Hills – East La
Tuna Canyon
Council District 7

EXTENSION OF TIME

On June 12, 2008, the Advisory Agency conditionally approved Vesting Tentative Tract Map No. 68852-SL. 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 Advisory Agency hereby grants a 6 year extension, totaling 15 years, from the decision date for the recording of the final map for Tract No. 68852-SL located at 10637 Mount Gleason Avenue in the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan.

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

Pursuant to AB 208, all maps are automatically granted an additional two years as long as those maps were still valid as of July 15, 2011 and will expire before January 1, 2014.

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 have not expired before July 11, 2013.

Therefore, the new expiration date for the subject vesting tentative tract map is June 12, 2023 and no further extension of time to record a final map can be granted. The associated case number APCNV-2007-769-ZC is synchronized per 12.36G (3) and will expire July 19, 2023.

Vincent P. Bertoni
Director of Planning

Herman Van Buren
City Planner

DSW: HVB: SK

DEPARTMENT OF
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200 N. SPRING STREET, ROOM 525
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Decision Date: June 12, 2008

Appeal End Date: June 23, 2008

Jeffrey S. McConnell (A)(O)
10637 Mount Gleason Avenue
Los Angeles, CA 91040

Robert Kameoka, RCE (R)
5011 Acacia Street
San Gabriel, CA 91776

RE: Vesting Tentative Tract No. 68852-SL
Related Case: APCNV-2007-769-ZC
Address: **10637 Mount Gleason Avenue**
Community Plan: Sunland—Tujunga—Lake
View Terrace—Shadow Hills—East La
Tuna Canyon
Council District: 2
ENV-2007-770-MND
Zone: R1-1

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 68852-SL, located at 10637 North Mount Gleason Avenue for a maximum **6 single-family lots** under Small Lot Ordinance No. 167,354, as shown on map stamp-dated July 31, 2007 in the Sunland—Tujunga—Lake View Terrace—Shadow Hills—East La Tuna Canyon Community Plan. This unit density is based on a proposed Zone Change to the RD5-1 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. 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 2-foot wide strip of land be dedicated for public sidewalk easement purposes along Mt. Gleason Avenue adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards satisfactory to the City Engineer.
2. That, if this tract map is approved as a "Small Lot Subdivision", then all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. 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.
4. That any necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by Valley Engineering District Office.
5. That the common access driveway be provided and shown on the final map satisfactory to the City Engineer.
6. That the owners of the property record an agreement satisfactory to the City Engineer, that they will provide name signs for the common access driveways.
7. That a Covenant and Agreement be recorded stating that the proposed development shall take access from Mt. Gleason Avenue only.

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. Obtain permits for the demolition or removal of existing structures on proposed Lot 4, 5 and 6. Provide copy of "finaled" permit to show completion of the demolition work.
 - b. Required parking for the existing dwelling located on proposed Lot 6 shall not be reduced. Provide copy of "finaled" permit for the proposed garage for said dwelling.
 - c. Provide a copy of APC case APCNV-2007-769-GPA-ZC. Show compliance with all the conditions/requirements of the APC case as applicable.

Notes:

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

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. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

DEPARTMENT OF WATER AND POWER

11. 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

12. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3.(c).)

BUREAU OF SANITATION

13. 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

14. 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 Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

15. That the Quimby fee be based on the RD Zone.

STREET TREE DIVISION AND THE DEPARTMENT OF CITY PLANNING

16. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated oak tree expert as designated by LAMC Ordinance No. 153,478, for approval by the City Planning Department and the Street Tree Division of the Bureau of Street Services.

A minimum of two oak trees (a minimum of 48 inch box in size) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency.

Note: All oak tree removals must be approved by the Board of Public Works. Contact: Street Tree Division at: 213-485-5675.

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 six lots.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 2 guest parking spaces.
- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Not Applicable

- d. 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.

- 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 consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- h. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- i. That there shall be no access to Oswego Street.
- j. That the single-family dwellings proposed for Lots 1C and 2C shall have a maximum height of 18 feet.
- k. That the rear yards of the single-family dwellings proposed for Lots 1C and 2C shall have a minimum rear yard setback of 15 feet.
- l. That all trees planted along the southern property line of Lot 1C and along the westerly property line along Lots 1C and 2C shall be of a type and variety that has a non-invasive root system and be located no less than 5 feet from the southern and westerly property line of the lots.
- m. That a retaining wall shall be installed along the western property lines of Lots 1C and 2C in such a way as to be impermeable to water. No water, whether irrigation or storm water shall seep through the wall onto the adjacent property.
- n. That the development shall include the relocation of the new garage contemplated for the existing dwelling unit (on Lot 6) to the front of the existing unit, and a minimum of two (2) guest parking stalls shall be built between the existing dwelling (Lot 6) and the proposed adjoining dwelling on Lot 5A.
- o. That no street light may be installed on the property, except as required per S-3c of this determination Bureau of Engineering – Standard Conditions.

- p. That each dwelling unit may have a front porch light, one back porch light and on coach lantern on either side of the garage door.
 - q. That a covenant and agreement for the subdivision shall include a provision prohibiting the use of the garage(s) for storage exclusive of automobiles.
 - r. That the perimeter wall along the north, west and south sides of the property shall be decorative concrete block, properly reinforced and finished on both sides. The subdivider shall get approval from the Sunland Tujunga DAC before selecting materials. That the maximum height of the walls shall be 6 feet.
 - s. All exterior windows 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.
 - t. That the yards in the 6-lot subdivision be in compliance with Concept Site Plan matrix, except where noted above.
18. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Zone Change Ordinance passed as a result of APCNV-2006-10297-ZC shall be submitted to the satisfaction of the Advisory Agency. In the event that APCNV-2006-10297-ZC is not approved sufficiently for this project, the site can be developed according to the Zoning on the site.

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 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 Nos. **20**, **21**, and **SF-2** 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.
20. 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 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.

- MM-2 A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use. Climbing vines shall be provided to cover the walls along the driveway within one year of planting. An automatic irrigation system shall be installed to maintain the vines.
- MM-3 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- MM-4 The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.
- MM-5 The applicant shall install 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-6 Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478 for approval by the decision-maker and the Urban Forestry Division of the Bureau of Street Services.
- MM-7 A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed and 1:1 for other trees. The canopy of the oak/walnut trees planted shall be in proportion to the canopies of the oak and walnut trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- MM-8 Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- MM-9 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.
- MM-10 The applicant shall consult with the Urban Forestry Division of the Bureau of Street Services to determine which protected trees are worth saving or transplanting.

- MM-11 If the Urban Forestry Division recommends saving or transplanting protected trees identified on the subject property, the applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision-maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's tree bond may be exonerated.
- MM-12 The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
- MM-13 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-14 Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
- MM-15 If a permanent denaturing system is necessary, pump water to a beneficial use on site such as:
- a. Landscape irrigation.
 - b. Decorative Fountains or lakes.
 - c. Toilet Flushing.
 - d. Cooling Towers
- MM-16 Return water to the groundwater basin by an injection well.
- MM-17 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-18 Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the increase

peak stormwater discharge rate will result in increased potential for downstream erosion.

MM-19 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.

MM-20 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-21 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-22 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.

MM-23 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.

MM-24 Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.

MM-25 Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.

MM-26 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-27 Legibility of stencils and signs must be maintained.

MM-28 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 stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

MM-29 The storage area must be paved and sufficiently impervious to contain leaks and spills.

MM-30 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

MM-31 Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.

- MM-32 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-33 The applicant shall comply with all mitigation measures described in the Mitigated Negative Declaration prepared under Environmental Case No. ENV-2007-770-MND.
- MM-34 All exterior windows shall be constructed with double-pane glass.
- MM-35 Before the granting of a building permit, an acoustical engineer shall specify the CNEL contour within which the building will be located and, based on such CNEL contours, the measures necessary to achieve an interior noise level which will not exceed 45 dba in any habitable room.
- MM-36 The 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-37 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-38 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-39 Per Section 17.12-A of the Los Angeles 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-40 The Sunland—Tujunga—Lake View Terrace—Shadow Hills—East La Tuna Canyon Community Plan, under Footnote No. 8, designates the portion of

Mount Gleason Avenue fronting the project site as a "Modified Collector" street, restricting the roadway width to a maximum of 50 feet. The applicant shall consult with the Bureau of Engineering to ensure that street dedications and improvements comply with this footnote.

MM-41 Recycling bins shall be provided at appropriate location to promote recycling of paper, metal, glass, and other recyclable material.

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.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the sign, 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.
- 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 grading 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, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of dust.
- 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 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 shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- CM-14 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-16 Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-17 Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- CM-18 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the 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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over the entire 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 of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements 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:
 - a) Satisfactory arrangements shall be made with the Bureau of Street Lighting to assure the property be formed or annexed into a Street Lighting Maintenance Assessment District.
 - b) Construct new street light: one (1) on Mount Gleason Avenue.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's 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:
 - 1) Improve Mt. Gleason Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (I) A concrete curb, a concrete gutter, and a 10-foot full width concrete sidewalk with tree wells.
 - (II) Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.

- (III) Any necessary removal and reconstruction of existing improvements including the reconstruction of the existing sidewalk culvert.
 - (IV) The necessary transitions to join the existing improvement all satisfactory to the City Engineer.
- 2) Improve the terminus of the Oswego Street adjoining the the tract if deemed necessary by the Valley District Office by the reconstruction of the turning area to provide a proper drainage by the construction of a 2-foot wide concrete gutter along north side of Oswego Street extending to join the existing gutter in Whitegate Avenue all in a manner satisfactory to the City Engineer.
 - 3) 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. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

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

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

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.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2007-770-MND on August 15, 2007. The Committee found that potential negative impact could occur from the project's implementation due to:

- additional demand on the City's sewer system.
- increasing demand on available water resources.
- existing ambient air pollution levels.
- potential loss of significant trees.
- design of the parking area and access driveway.
- consumption of non-renewable energy resources.
- need for landscaping.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2007-770-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. 20, 21, and SF-2** 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. 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.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 68852-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 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 Sunland—Tujunga—Lake View Terrace—Shadow Hills—East La Tuna Canyon Community Plan designates the subject property for Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD5 and RD6. The property contains approximately 0.72 net acres (30,719 net square feet after required

dedication) and is presently zoned R1-1. The proposed development of 6 small-lot single-family dwellings (one existing dwelling unit and five new single family dwellings) is not allowable under the current adopted zone and land use designation. However, a Zone Change is being processed under Case No. APCNV-2006-10297-ZC. In the event that the Zone Change is not approved sufficiently to allow this type of development, the site may be developed in compliance with the Zone on the site.

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).

The project conforms with both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

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 one of the few underimproved properties in the vicinity. The development of this tract is an infill of an otherwise single-family residential 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.

- (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 Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2007-770-MND on August 15, 2007. The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV 2007-770-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. 20, 21, and SF-2** 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.

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

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

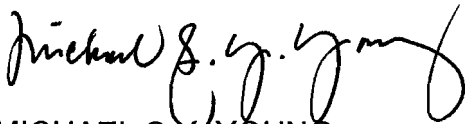
The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does 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.

These findings shall apply to both the tentative and final maps for Vesting Tract No. 68852-SL.

S. Gail Goldberg, AICP
Advisory Agency



MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:SJB:ek

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, 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
818.374.5050

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

Forms are also available on-line at <http://cityplanning.lacity.org/>.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a

petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

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

n:tract_letters

REVISED VESTING
TENTATIVE TRACT NO. 68852

FOR SMALL LOT SUBDIVISION PURPOSES

BEING A SUBDIVISION OF LOT 1, THE N'LY 122 FT OF THE SOUTH 1/2
OF SUNLAND VILLA TRACT, M.B. 10-32, EXCEPT N'LY 47FT OF THE
E'LY 110 FT THERE OF, RECORDS OF LOS ANGELES COUNTY
ADDRESS: 10637 MT. GLEASON AVENUE

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP

JUL 31 2007

REVISER'S MAP
FINAL MAP UNIT
TIME EXTENSION
DEPUTY ADVISORY AGENCY

SUPERCEDED MAP

LEGEND

INDICATES THE BOUNDARY
OF THE LAND BEING
SUBDIVIDED BY THIS MAP

L.A. LANDSCAPE AREA

OWNER/SUBDIVIDER

JEFF McCONNELL
10637 MT. GLEASON AVENUE
SUNLAND, CA 91040
(213) 623-3736

LAND PLANNING

SEYMOUR CONSULTING GROUP
2815 TOWNSGATE ROAD, STE 140
WESTLAKE, CA. 91361
(818) 905-0283

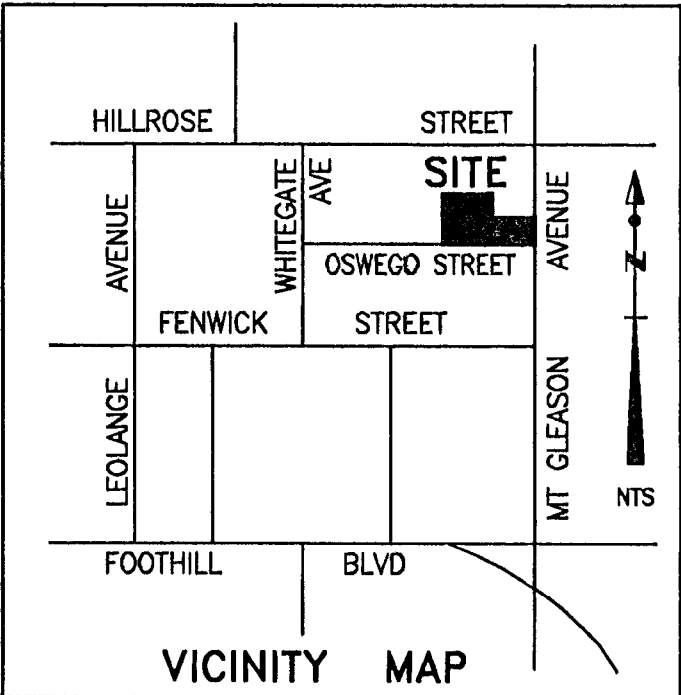
CIVIL ENGINEER

ROBERT K. KAMEOKA
5011 ACACIA ST.
SAN GABRIEL, CA. 91776
(626) 286-6127



NOTES:

1. TOTAL AREA: 75,922 S.F. GROSS (1.74 ACS.) TO CENTERLINE OF ST.
57,354 S.F. (1.32 ACS) NET
2. ZONING: EXISTING R1-1 PROPOSED RD5-1
3. USE: 6 SMALL LOT SUBDIVISION IN THE RD5-1 ZONE,
PURSUANT TO ORDINANCE NO. 176354.
4. PARKING SPACES: 12 TENANT
5. SEWAGE DISPOSAL BY UNDERGROUND
SEWER SYSTEM.
6. SURFACE & CONTRIBUTORY DRAINAGE
TO BE CONVEYED TO STREET.
7. 2 OAK, NO WESTERN SYCAMORE, CALIF. BAY OR S.C. BLACK WALNUT
TREES ON PROPERTY. SEE TREE REPORT.
8. SITE HAS A SINGLE FAMILY DWELLING AND GARAGE TO BE REMOVED &
1 SINGLE FAMILY DWELLING TO REMAIN.
9. SITE IS LEVEL.
10. THERE ARE NO EXIST. EASEMENTS ON THE SUBJECT
PROPERTY EXCEPT AS SHOWN.
11. THERE ARE NO HAZARDS OR HAZARDOUS
MATERIALS ON PROPERTY.
12. RELATED CASE: APCNV 2007-0769-ZC



VESTING NOTES:

1. BUILDING HEIGHT = 25'
2. BUILDING AREA: SEE CHART
3. PARKING: TENANT 2 CAR GARAGE
4. ACCESS DRIVEWAYS AS SHOWN W=20'
5. PRIVATE COMMUNITY DRIVEWAY AND FIRE LANE
TO BE PRIVATE RECIPROCAL EASEMENTS FOR INGRESS,
EGRESS, PUBLIC UTILITIES, SEWERS, STORM DRAIN
AND SURFACE DRAINAGE.
6. SETBACKS: SEE CHART

LOT	LOT AREA(SF)	DU:LSF	YARDS:							
			REQUIRED FRONT	PROPOSED FRONT	REQUIRED SIDE (N)	PROPOSED SIDE (N)	REQUIRED SIDE (S)	PROPOSED SIDE (S)	REQUIRED REAR	PROPOSED REAR
1	5795	2250	0"	17'-7"	0"	5'-0"	5'-0"	5'-0"	5'-0"	11'-5"
2	5825	2250	0"	17'-7"	0"	5'-0"	0"	5'-0"	5'-0"	11'-5"
3	3180	1860	0"	19'-6"	5'-0"	5'-0"	0"	3'-6"	5'-0"	16'-1"
4	3000	1860	0"	19'-6"	0"	3'-6"	0"	3'-6"	5'-0"	16'-1"
5	4710	1860	0"	19'-6"	0"	3'-6"	5'-0"	24'-6"	0"	12'-0"
6	8540		0"	46'-1"	5'-0"	14'-1"	5'-0"	18'-0"	0"	0"

