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(213) 978-1300

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

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Decision Date: July 14, 2021

Appeal Period Ends: July 29, 2021

Farhad Simab (O)(A)
14568 Dickens, LLC
13310 Osborne Street
Arleta, CA 91331

Ousama Moughraby (R)(E)
Mid-Cities Engineering
9744 Maple Street
Bellflower, CA 90706

RE: Preliminary Parcel Map No.: AA-2020-7474-
PMLA-SL-HCA
Address: 14568 West Dickens Street
Community Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Zone: RD1.5-1
Council District: 4 – Nithya Raman
CEQA No.: ENV-2020-7475-CE
Related Case: ADM-2020-7476-SLD

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 12.22C, 25 and 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2020-7474-PMLA-SL-HCA, located at 14568 Dickens Street, for a subdivision to create four small lots, for the development of four small lot homes as shown on the map stamp-dated December 15, 2020, in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan. This subdivision is based on the existing RD1.5-1 Zone. 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 Development Services Center, call (213) 482-7077, (310) 231-2901, or (818) 374-505. 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 3-foot wide strip of land be dedicated along Dickens Street adjoining the subdivision to complete a 33-foot wide half right-of-way dedication in accordance with Collector Street Standards of the LA Mobility Plan.
2. That all the existing easement(s) within this subdivision boundary be clearly shown on the final map.

3. That if this parcel map is approved as "Small Lot Subdivision" then, 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 parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
5. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
7. 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.
8. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
9. That all pedestrian common access easements be shown on the final map.

BUREAU OF SANITATION

10. 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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

11. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated November 4, 2020, Log No. 115004 and attached to the case file for Case No. AA-2020-747-PMLA-SL-HCA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

12. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.

13. Resubmit the map to provide and maintain a minimum 10 ft. common driveway access. No projections are allowed into the required common driveway access. Provide the 10 ft. wide common driveway access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.
14. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is located in a Liquefaction Zone.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS 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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.

15. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
16. A two-way driveway width of W=30 feet is required for all driveways, or the satisfaction of DOT.
17. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit

plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

18. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

DEPARTMENT OF WATER AND POWER

19. 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).)

FIRE DEPARTMENT

The applicant is advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc. and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6502. You should advise any consultant representing you of this requirement as well.

20. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for the Fire Department apparatus and personnel to and into all structures shall be required.
 - b. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. 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.
 - e. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

DEPARTMENT OF RECREATION AND PARKS

Please contact RAP at (213) 202-2682 for any questions regarding the following:

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

Removal of Protected trees, and removal or planting of any tree in the public right-of-way requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removal.

22. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

23. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2020-7474-PMLA-SL-HCA shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of four (4) small lots.
 - c. Parking shall be provided in conformance with LAMC Section 12.21A,4.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. 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.
 - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
 - g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - h. A Maintenance Agreement 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 agreement and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement 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.

- i. 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.
- j. **Note to City Zoning Engineer and Plan Check:** The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies.

In no event shall the side and rear yards of the entire subdivision measure less than 5 feet in width.

Setbacks shall be permitted as follows:

Setbacks (in feet and inches)				
Lot No.	Front	Side 1	Side 2	Rear
A	15 feet	4 feet	10 feet 3 inches	10 feet
B	15 feet	5 feet 1 inch	4 inches	10 feet
C	10 feet	4 inches	5 feet 1 inch	10 feet 4 inches
D	10 feet	5 feet 1 inch	4 inches	10 feet 4 inches

- k. The small lot subdivision shall conform to the plans stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2020-7476-SLD. In the event the Advisory Agency modifies Preliminary Parcel Map No. AA-2020-7474-PMLA-SL-HCA to be inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency prior to the issuance of a building permit.
24. 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.

Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court cost and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

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 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 2010
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. 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.
 - b. 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.

- c. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - d. 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.
 - e. 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.
 - f. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall 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. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 50' of existing conduit behind new curb and gutter along frontage of Dickens St.
 - d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
 - 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 2010.
 - i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Dickens Street being dedicated and adjoining the subdivision by the construction of the following:
 1. An integral concrete curb and gutter, and a 6-foot wide concrete sidewalk and landscaping of the parkway.
 2. Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvements.

- b. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

FINDINGS OF FACT (CEQA)

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2020-7474-PMLA-SL-HCA, 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.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The proposed Preliminary Parcel Map is for the subdivision of a single lot into four small lots for the proposed four, four-story small lot homes.

The subject property is comprised of a 6,803.8 square-foot lot with a frontage along Dickens Street in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan. The project site is zoned RD1.5-1 with a land use designation of Low Medium Residential. The project site is zoned RD1.5-1 and thus consistent with the underlying land use designation. The project is also located within a Transit Priority Area in the City of Los Angeles, an Urban Agriculture Incentive Zone, Outside Flood Zone, Liquefaction Zone, and Special Grading Area zones. The proposed subdivision of one lot will create four small lots and allow the construction of four, four-story single-family residential dwelling units. The northern two small lot homes will front Dickens Street, and the southern two small lot homes will front adjacent multi-family residential buildings. The project will comply with the development standards established by the RD1.5-1 zone and the City's Small Lot Subdivision Ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Medium Residential and the RD1.5-1 zoning of the site. The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

On April 25, 2021, an administrative clearance was issued for the proposed project after determining project compliance with the Small Lot Design Standards. The Small Lot Design Standards establish specific and enforceable design rules to ensure a small lot subdivision's compatibility with existing by-right zoning and neighborhood contexts. These standards address numerous design components including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. Compliance with the Small Lot Design Standards is a requirement established by the Small Lot Subdivision Ordinance.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with LAMC Sections 17.01, 17.05-C, 17.06-B, 17.50 and 17.53 and the Small Lot Subdivision Ordinance.

b. The design and improvement of the proposed subdivision are consistent with the applicable general and specific plans.

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Sections 17.05-C of the LAMC enumerates the design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Preliminary Parcel Map.

The design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Building and Safety, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. The Bureau of Engineering did not find the design of the subdivision satisfactory and have implied conditions if the Department of City Planning should approve the proposed Preliminary Parcel Map. These agencies have imposed improvement requirements and/or conditions of approval.

Therefore, the design and improvement of the proposed Preliminary Parcel 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.

The subject property is a flat, rectangular lot totaling approximately 6,803.8 square feet with a frontage of 50 feet along Dickens Street. The subject site is currently vacant land. The project proposes the construction, use, and maintenance of four four-story small lot homes with a total of eight parking spaces.

The site is zoned RD1.5-1 with a land use designation of Low Medium Residential within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan. The site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452).

Surrounding the project site are predominately four-story and multi-family structures. Properties to the north are zoned [T][Q]RD1.5-1, C2-1L, and RD1.5-1 with land use designations consisting of Community Commercial and Low Medium Residential and improved with a four-story apartment complex, two-story residential buildings, and one-story commercial buildings. Properties to the east are zoned RD1.5-1 with a land use designation of Low Medium Residential and improved with multi-story residential buildings. Properties to the south are zoned RD1.5-1 and R1-1 with land use designations consisting of Community Commercial and Low Residential and improve with several four-story apartment complexes. Properties to the west are zoned RD1.5-1 and RE11-1 with land use designations consisting of Community Commercial and Low Residential and improved with multi-story residential buildings.

The applicant is requesting a Preliminary Parcel Map for the subdivision of a 6,803.8 square-foot lot to create four small lots in conjunction with the construction, use, and maintenance of four, four-story small lot homes.

The subject property is located within an Urban Agriculture Incentive Zone, Outside Flood Zone, Liquefaction Zone, and Special Grading Area. The subject property is located within 4.89 km from the Hollywood Fault. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

d. The site is physically suitable for the proposed density of development.

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

The site is zoned RD1.5-1 with a land use designation of Low Medium Residential within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan. The site is not located within any Specific Plan or Overlay Zone.

The proposed project is the construction of four, four-story small lot homes. The project complies with the RD1.5-1 Zone development standards which regulate the maximum allowable density, height, floor area ratio, setbacks, and parking. All four small lot homes will have a maximum height of 44 feet and provide two parking space each for a total of eight parking spaces.

The project also complies with the Small Lot Subdivision Ordinance Amendment which provides updated regulations for small lot subdivision projects in regards to minimum lot area, setback, passageway, and fence/wall height requirements as well as the elimination of standardized open space and guest parking requirements.

There are no known physical impediments or hazards that would be, materially detrimental to

the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of development.

- e. The design of the subdivision and the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for minor land divisions, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

- f. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

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

The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the Bureau of Engineering has reported that the proposed subdivision will does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The area surrounding the property is fully developed with active uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2020-7475-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment and this is therefore exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not cause serious public health problems.

- g. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are several recorded instruments identifying easements encumbering the project site for the purpose of providing public access or services. The project site is surrounded by

commercial uses and a high school that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area.

The project does not provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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 parcels to be subdivided, and other design and improvement requirements. A preliminary solar energy feasibility report was submitted with the tract application. The report considers the feasibility of solar energy for the project and concludes that the local climate is conducive to the use of solar energy. A final solar report providing additional information will be submitted to the Advisory Agency prior to the recordation of the final map.

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 tract map was filed. 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 buildings on the site in relation to adjacent development.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2020-7474-PMLA-SL-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency



Heather Bleemers
Deputy Advisory Agency

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the South 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 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Downtown
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

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 Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

SURVEY DATA

BENCHMARK: 08-28039
ELEV.: 665.058 FEET (2000 ADJ.)
VERTICAL DATUM: NAVD 88
DESCRIPTION: SPK N CURB BENEFIT ST.:
25 FT E OF VAN NUYS BLVD. W END CB

PROJECT DATA

FLOOR SUMMARY

LOT A
PROPOSED HOUSE A
1ST FLOOR 122 S.F.
2ND FLOOR 714 S.F.
3RD FLOOR 680 S.F.
4TH FLOOR 467 S.F.
2-CAR GARAGE: 574 S.F.
ROOF DECK: 166 S.F.
BALCONY: 60 S.F.
TOTAL LIVABLE: 1,983 S.F.
TOTAL LOT COVERAGE: 795 S.F. (41.15%)

LOT B
PROPOSED HOUSE B
1ST FLOOR 122 S.F.
2ND FLOOR 714 S.F.
3RD FLOOR 682 S.F.
4TH FLOOR 467 S.F.
2-CAR GARAGE: 585 S.F.
ROOF DECK: 166 S.F.
BALCONY: 60 S.F.
TOTAL LIVABLE: 1,985 S.F.
TOTAL LOT COVERAGE: 779 S.F. (49.65%)

LOT C
PROPOSED HOUSE C
1ST FLOOR 382 S.F.
2ND FLOOR 663 S.F.
3RD FLOOR 732 S.F.
4TH FLOOR 467 S.F.
2-CAR GARAGE: 370 S.F.
ROOF DECK: 236 S.F.
BALCONY: 109 S.F.
TOTAL LIVABLE: 2,244 S.F.
TOTAL LOT COVERAGE: 823 S.F. (52.25%)

LOT D
PROPOSED HOUSE D
1ST FLOOR 382 S.F.
2ND FLOOR 663 S.F.
3RD FLOOR 732 S.F.
4TH FLOOR 467 S.F.
2-CAR GARAGE: 370 S.F.
ROOF DECK: 236 S.F.
BALCONY: 109 S.F.
TOTAL LIVABLE: 2,244 S.F.
TOTAL LOT COVERAGE: 823 S.F. (52.25%)

TOTAL LIVABLE: 8,456 S.F.
TOTAL LOT COVERAGE: 3,216 S.F. (48%)

LOT SUMMARY

LOT	WIDTH	LENGTH	AREA
LOT A	27.60'	70.00'	1,932 S.F.
LOT B	22.42'	70.00'	1,569 S.F.
LOT C	25.00'	63.00'	1,575 S.F.
LOT D	25.00'	63.00'	1,575 S.F.
TOTAL LOT AREA:			6,651 S.F.

PARKING SUMMARY

NUMBER OF UNITS ALLOWED	4
NUMBER OF UNITS PROVIDED	4
NUMBER OF PARKING SPACES REQUIRED	4
NUMBER OF PARKING SPACES PROVIDED	4

SETBACK SUMMARY

	FRONT	REAR	LEFT	RIGHT
LOT A	15'-0"	10'-0"	0'-4"	10'-3"
LOT B	15'-0"	10'-0"	5'-1"	0'-4"
LOT C	10'-0"	10'-4"	0'-4"	5'-1"
LOT D	10'-0"	10'-4"	5'-1"	0'-4"

LEGAL DESCRIPTION

TRACT: TR 5822 MAP REFERENCE: MB 66-64/65 (SHTS 1-2)
LOT: 236 MAP SHEET: 166-5A151
ASSESSOR'S ID. NUMBER: 2276-014-013

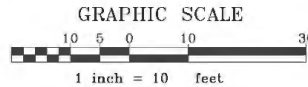
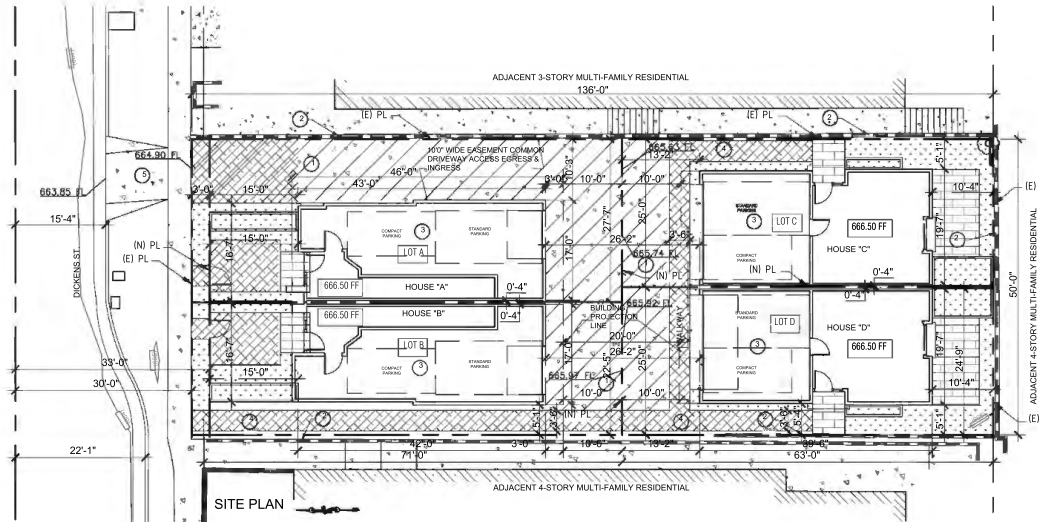
CODE ANALYSIS

ZONE: RDT-3-1
GROUP OCCUPANCY: R3, U
TYPE OF CONSTRUCTION: V-3
SPRINKLERED: YES (NFPA 13D SYSTEM)
SCOPE OF WORK:
4 SMALL LOT SUBDIVISION - W/ NEW 4-STORY S.F.D. W/ 2-CAR GARAGE
FOR LOTS A, B, C & D

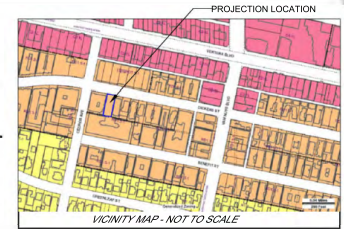
CONTACT INFORMATION

OWNER: 14568 DICKENS, LLC
13310 OSBORNE ST.
ARLETA, CA 91331
CONSULTANT:
MID-CITIES ENGINEERING
9744 MAPLE ST., #101
BELLFLOWER, CA 90706
PH: (562) 866-3625
FX: (562) 232-4121

PRELIMINARY PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES PPM No. AA-2020-7474-PMLA-SL-HCA 14568 DICKENS ST., LOS ANGELES, CA 91403 A.P.N.: 2276-014-013



ITEM	CONSTRUCTION NOTES
1	10' WIDE EASEMENT COMMON DRIVEWAY ACCESS INGRESS AND EGRESS
2	EXISTING FENCE WALL TO REMAIN
3	NEW PROPOSED BUILDING
4	PROPOSED COMMON WALKWAY
5	EXISTING DRIVEWAY



SMALL LOT SINGLE FAMILY SUBDIVISION
IN THE RD 1.5-1 ZONE
PURSUANT TO ORDINANCE No. 176.354

LEGEND:

(101.20)	..... ( )	Existing Ground Elevation
..... B.O.S.	.....	Bottom Of Step
..... T.O.S.	.....	Top Of Step
F.G. 101.20	.....	Finished Grade
..... F.S.	.....	Finished Surface
..... T.W.	.....	Top Of Wall
..... B.W.	.....	Bottom Of Wall
..... F.F.	.....	Finished Floor
..... T.F.	.....	Top Of Footing
..... T.C.	.....	Top Of Curb Elevation
..... P.E.	.....	Pad Elevation
..... H.P.	.....	High Point
..... T.G.	.....	Top Of Grate
..... INV.	.....	Invert Elevation
..... T.P.	.....	Top Of Planter
..... B.P.	.....	Bottom Of Planter
..... G.B.	.....	Grade Break
..... ADJ.	.....	Adjacent
..... F.L.	.....	Flow Line
..... P.L.	.....	Property Line
..... C.L.	.....	Center Line
..... F.H.	.....	Fire Hydrant
..... CONC.	.....	Concrete
..... Landscape Turf	.....	Landscape Turf
..... Permeable Pavers	.....	Permeable Pavers

GENERAL INFORMATION

SITE ADDRESS:
14568 W. DICKENS STREET
SHERMAN OAKS, CA 91403
APN No.: 2276-014-013

ENGINEER INFORMATION:
MID-CITIES ENGINEERING
9744 MAPLE ST.
BELLFLOWER, CA 90706
Ph: (562) 866-3625
Email: mce2020@gmail.com
License No: C41697

OWNER'S INFORMATION:
14568 DICKENS, LLC
13310 OSBORNE ST.
ARLETA, CA 91331

EXISTING ZONE: RD 1.5-1
EXISTING No. of LOTS: 1
EXISTING No. of SFDs: 0
PROPOSED No. of LOTS: 4
PROPOSED No. of SFDs: 4
AREA OF EACH SFD: 2049 SF to 2244 SF
THOMAS GUIDE PAGE No.: 562-AS
COUNCIL DISTRICT No.: 4

EXISTING WATERCOURSES:
NONE

FLOODING POTENTIAL:
FEMA FLOODPLAIN MAP No. 06037C1315F SHOWS
ZONE X IN THIS LOCATION (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

ADJACENT LAND USE:
NORTH: DICKENS STREET, THEN RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: RESIDENTIAL

GENERAL NOTES:

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL
- ALL EXISTING BUILDINGS AND INFRASTRUCTURE TO BE REMOVED
- ALL SANITARY SEWER FACILITIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOS ANGELES STANDARDS AND LATEST PLUMBING CODE
- WATER SERVICES ARE PROVIDED BY THE CITY OF LOS ANGELES
- PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED +/- 3 FEET ON FINAL GRADING PLAN
- MINIMUM PRIVATE DRIVE AND FIRE LANE GRADE: 0.5%
THERE ARE NO EXISTING WELLS WITHIN THE PROPERTY
- THERE ARE NO PROTECTED TREES ON THE SITE
- SIX (6) NON-PROTECTED TREES ON SITE WILL BE REMOVED TO FACILITATE CONSTRUCTION
- PROPERTY IS LOCATED IN A LIQUEFACTION ZONE



9744 MAPLE ST. #101
BELLFLOWER, CA 90706
PH: (562) 866-3625, FX: (562) 232-4121
WWW.MIDCITIESENGINEERING.COM



REVISION(S)

1	
2	
3	

PROJECT ADDRESS
TENTATIVE MAP
14568 DICKENS ST.
LOS ANGELES, CA 91403

OWNER
14568 DICKENS, LLC
13310 OSBORNE ST.
ARLETA, CA 91331

Project #20-11-209

Date: JUN. 2021

Scale: 1"=10'

TENTATIVE MAP

1

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