

**DEPARTMENT OF  
CITY PLANNING**

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(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES  
CALIFORNIA**



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MAYOR

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

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

September 30<sup>th</sup> 2022

**Owner**

Zion Mizrahi  
Create Investments, LLC  
23001 Strathern Street  
West Hills, CA 91304

**Representative**

Westcon Engineering, Inc.  
Sarah Tadeusiak  
5776 Lindero Cnyn. Rd., Ste. D-295  
Westlake Village, CA 91362

**RE:** Parcel Map No. 2018-0939-PMLA  
**Address:** 22858 Burbank Boulevard (primary),  
22856-22858 Burbank Boulevard  
**Community Plan:** Canoga Park – Winnetka –  
Woodland Hills – West Hills Community Plan  
**Council District:** 3 - Blumenfield  
**Zone:** R1-1  
**CEQA:** ENV-2018-0941-CE

**EXTENSION OF TIME**

On October 25<sup>th</sup>, 2019, the Deputy Advisory Agency conditionally approved Parcel Map No. 2018-0939-PMLA for a maximum of two (2) lots, as shown on map stamp-dated June 26, 2018 in the R1-1 Zone, located at 22856-22858 Burbank Boulevard within the Canoga Park – Winnetka - Woodland Hills - West Hills Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. 2018-0939-PMLA.

Therefore, the new expiration date for the subject map is October 25<sup>th</sup>, 2028.

VINCENT P. BERTONI, AICP  
Director of Planning

Nelson Rodriguez  
Deputy Advisory Agency  
VPB:

cc: Bob Blumenfield

# CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI  
MAYOR

## DEPARTMENT OF CITY PLANNING

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
**AND**  
6262 VAN NUYS BLVD., SUITE 430  
VAN NUYS, CA 91401

COMMISSION OFFICE  
(213) 978-1300

### CITY PLANNING COMMISSION

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

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

Decision Date: October 25, 2019

Zion Mizrahi (O/A)  
Create Investments, LLC  
23001 Strathern Street  
West Hills, CA 91304

Lior Mizrahi (R)  
Zion Construction and Design, Inc.  
23001 Strathern Street  
West Hills, CA 91304

Re: AA-2018-939-PMLA  
22858 Burbank Boulevard (primary), 22856-  
22858 Burbank Boulevard  
Canoga Park – Winnetka - Woodland Hills -  
West Hills Community Plan  
Zone : R1-1  
D.M. : 174-B-097  
C.D. : 3 - Blumenfield  
CEQA : ENV-2018-0941-CE  
Legal Description: Portion of Lot 16 (Arb 14) of  
Tract 3558 (see Parcel Map for full legal  
description)  
Last Day to File an Appeal: November 12, 2019

In accordance with provisions of Sections 17.50, 17.51, 17.52, 17.53, and 17.56 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2018-0941-CE as the environmental clearance, and approves Parcel Map No. 2018-0939-PMLA, located at 22858 Burbank Boulevard, for a maximum **two (2) lots**, as shown on map stamp-dated June 26, 2018, in the Canoga Park – Winnetka - Woodland Hills - West Hills Community Plan. This unit density is based on the R1-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment or if you have any questions, please call Public Counter staff at (213) 482-7077, (310) 231-2901 or (818) 374-5050. 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.

**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.*

1. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.
  - a. Provide a copy of ZA case ZA-2018-940-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.
  - b. 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.

**DEPARTMENT OF TRANSPORTATION**

*If you have any questions, you may contact Brandon Wilson at [brandon.wilson@lacity.org](mailto:brandon.wilson@lacity.org) or 818-374-4691.*

2. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT. Burbank Boulevard is a designated Avenue II in the City of Los Angeles Mobility Plan 2035. Backing out onto Burbank Boulevard shall be prohibited.
  - b. A two-way driveway apron width of W=18 feet is required for single family residential sites taking direct access to a 2 car garage.
  - c. 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 Boulevard, Room 320, Van Nuys, CA 91401.
  - d. That 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.

**FIRE DEPARTMENT**

*The applicant is further 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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.*

3. 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.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - d. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - e. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - f. Submit plot plans indicating access road and turning area for Fire Department approval.
  - g. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - h. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
  - k. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
  - l. Site Plans shall include all overhead utility lines adjacent to the site.
  - m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

#### **DEPARTMENT OF WATER AND POWER**

*Questions regarding WSO clearance should be directed to the Department of Water and Power, Water Distribution Engineering, PO Box 51111, Room 1425 Los Angeles, CA 90051-5700 or 213-367-1275.*

4. Developer shall complete the following financial and engineering arrangements as conditions of service (but not conditions of map clearance):
  - a. New services and meters shall be installed.
  - b. Street/sewer/storm drain plans shall be submitted.

#### **BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

5. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

#### **BUREAU OF SANITATION**

6. Clean Water North Collection Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated September 14, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Clean Water North Collection 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**

7. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.*

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

#### **DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

9. 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 two (2) lots.
- b. Provide a minimum of two (2) off-street parking spaces per dwelling unit, and any parking for Accessory Dwelling Units as applicable pursuant to State Law.
- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. Should any of the mature trees onsite be removed, a minimum of two (2) trees (a minimum of 48-inch box in size if available) shall be planted for each one that is removed. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.
- 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. This approval does not include any over-in-height front yard walls or fences in the front yard setback or the right-of-way. Separate case filings would be required to approve any such wall or fence.
- h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) 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.
- (ii) 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 costs 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.
- (iii) 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 (ii).
- (iv) 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 in paragraph (ii).
  - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action 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 limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

- i. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. ZA-2018-0940-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2018-0940-ZAA is not approved, the subdivider shall submit a tract modification.

## **DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS**

- SF-1. 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 all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (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 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Burbank Boulevard.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

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 plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Burbank Boulevard being dedicated and adjoining the subdivision by the removal of the existing sidewalk and construction of a new full-width concrete sidewalk with tree wells; including any necessary removal and reconstruction of existing improvements.

**NOTES:**

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

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 17.05-N of the Los Angeles Municipal Code (LAMC).

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.

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****FINDINGS OF FACT (CEQA)**

Pursuant to State CEQA Guidelines, Article 19, Section 15301, Class 1, and Section 15315, Class 15, the project is exempt from CEQA, 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 will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a

list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Parcel Map No. 2018-0939-PMLA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B.

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the Project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and additional elements adopted by the City Council. Approval of the proposed reduced front yard setback in the R1 Zone is consistent with the following Framework Element goals and objectives:

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Policy 3.5.1: Accommodate the development of single-family dwelling units in areas designated as "Single Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1.

The proposed use of the subject property is consistent with the land use designation for single family residential uses and is compatible with the existing pattern of development in the surrounding area. The Housing Element of the General Plan further promotes the development, preservation, and enhancement of quality residential neighborhoods. Approval of the project is consistent with the following Housing Element policies:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary

and affordable to people of all income levels, races, ages, and suitable for their various needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.

Objective 1.5: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

The use of the site to maintain a single-family dwelling contributes to the supply of ownership housing as this case was filed to allow for the subdivision for another lot which would construct and maintain a new single-family dwelling, which meets these goals and objectives of the Housing Element. The Land Use Element of the General Plan divides the City into 35 Community Plan areas.

The project site is located within the Canoga Park – Winnetka - Woodland Hills - West Hills Community Plan, which designates the site with a Low Residential land use designation. The land use designation lists the RE9, RS, R1, RU, RD6, RD5 Zones as the corresponding zones. The project site is zoned R1-1, which is consistent with the land use designation. The project site has approximately 30,131.74 gross square feet of lot area, which would permit a maximum of five (5) dwelling units, as the R1 Zone requires a minimum of 5,000 square feet per lot. The project proposes two (2) lots, well under the five (5) lots which would otherwise be allowed.

The subject property is consistent with the density and use. The subdivision and development of the site will promote greater housing choice, while keeping the existing front home maintains the pattern of development in the surrounding area. As such, the project is in substantial conformance with the purpose, intent, and provisions of the General Plan and the Canoga Park – Winnetka - Woodland Hills - West Hills Community Plan.

Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R1-1, the zone would permit a maximum of five (5) on the 30,131.74 gross square-foot site. As the map is proposed for a two (2)-lot subdivision, it is consistent with the density permitted by the zone.

Incidental Case No. ZA-2018-0940-ZAA has been filed as the existing front yard setback is substandard at nine (9) feet and nine (9) inches in lieu of the required 20 feet pursuant to the R1-Zone, which is a 48.75 percent deviation. The existing home was built in 1935 and also is located in front of Building Line established by Ordinance 100,498, adopted in 1952. While the property currently enjoys nonconforming rights, the creation of a new lot triggers the front yard setback to be reviewed and brought into conformance. Furthermore, the amount of deviation from the requirement exceeds the 20 percent limit that the Advisory Agency can approve; subsequently the Zoning Administrator Adjustment case was filed. Other than the front yard setback, the project complies with the Zoning Code.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Burbank Boulevard, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is currently developed with an existing single family home with an Accessory Dwelling Unit (ADU) and a pool on a 30,131.74 gross square-foot lot. There are seven (7) mature trees onsite, all of which are healthy and along the property lines, all of which will be retained. The existing home on proposed Parcel A is to remain. A new single-family home would be built on Parcel B.

The project site is located within the 11.7 kilometers (7.3 miles) from the Malibu Coast Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, but is within the BOE Special Grading Area and a liquefaction area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within outside the Flood Zone and 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 parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, 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 properties to the north, south, east, and west are all zoned R1-1 and are improved with single family homes. Several nearby properties are divided with flag lots. The project proposes a subdivision of one (1) lot into two (2), with a flag-lot configuration for the new lot. The existing home on proposed Parcel A is to remain. A new single-family home would

be built on Parcel B. The zoning designation would allow up to five (5) lots; the project proposes two (2).

The parcel map has been approved without conditions by Department of Building and Safety, Grading Division. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The subject site is currently developed with an existing single family home with an ADU and a pool on a 30,131.74 gross square-foot lot. There are seven (7) mature trees onsite, all of which are healthy and along the property lines, all of which will be retained. The existing home on proposed Parcel A is to remain. A new single-family home would be built on Parcel B. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. The project has been determined to be categorically exempt and was issued ENV-2018-0941-CE which determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS 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 Tillman Treatment Plant, which meets State-wide 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 Tillman Treatment Plant.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along insert street name(s), which is a public street. The existing home on proposed Parcel A is to remain. The existing home onsite was built in 1935 and also is located in front of Building Line established by Ordinance 100,498, adopted in 1952. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel 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 the property within the proposed subdivision.

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

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

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. 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 City 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:

Figueroa Plaza 201 North Figueroa Street 4th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard Room 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard 2nd Floor Los Angeles, CA 90025 (310) 231-2912
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**\*Please note the cashiers at the public counters close at 3:30 PM.  
 Appeal forms are available on-line at [www.planning.lacity.org](http://www.planning.lacity.org).**

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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP  
 Director of Planning



Sarah Hounsell  
 Deputy Advisory Agency

ML:SH:CS:mkc

**PRELIMINARY PARCEL MAP NO.**

**AA-2018-939**

BURBANK BOULEVARD

**OWNER/APPLICANT:**

CREATE INVESTMENTS, LLC  
 23001 STRATHERN STREET  
 WEST HILLS, CA 91304  
 818.888.9466

**CIVIL ENGINEER:**

WESTCON ENGINEERING, INC.  
 6355 TOPANGA CANYON BOULEVARD, SUITE 345  
 WOODLAND HILLS, CA 91367  
 818.226.0444

**LEGAL DESCRIPTION:**

THE WESTERLY 180 FEET OF THE EASTERLY 635.40 FEET OF LOT 16, EXCEPT THE SOUTHERLY 990 FEET THEREOF, ALSO EXCEPTING FROM THE REMAINDER THE EAST 75 FEET THEREOF, OF TRACT 3558, IN THE CITY OF LOS ANGELES, BOOK 42 PAGES 9 AND 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT ALL WATER AND WATER RIGHTS UNDERLYING OF APPURTENANT TO SAID LANDS.

**ZONE:**

R1-1

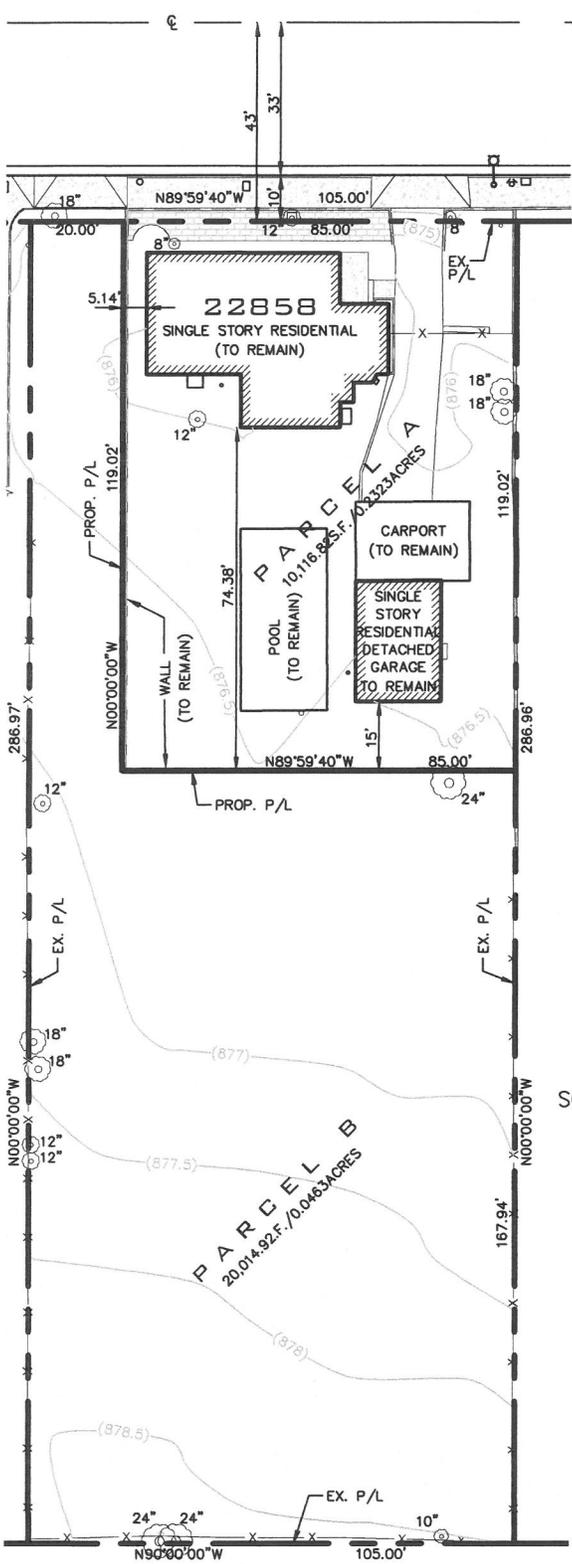
**HAZARDOUS CONDITION:**

LIQUIFACTION ZONE: YES

**EXISTING TREE SUMMARY:**

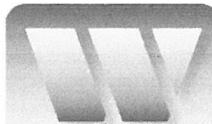
TREE SIZE	COUNT	REMAIN	REMOVE
8"	2	2	0
10"	1	1	0
12"	5	5	0
18"	5	5	0
24"	2	2	0
TOTAL	13	13	0

FALLBROOK AVENUE



SCALE 1" = 40'

**PREPARED BY:**



WESTCON ENGINEERING, INC.  
 LAND PLANNING ENGINEERING LAND SURVEYING  
 6355 TOPANGA CANYON BLVD., SUITE 345  
 WOODLAND HILLS, CA. 91367  
 818-226-0444 VOICE 818-226-0448 FAX  
 E-MAIL: info@westconeng.com

**PROJECT:**

PRELIMINARY PARCEL MAP NO. \_\_\_\_\_

22858 BURBANK BOULEVARD  
 LOS ANGELES, CA 91367

W.O. 16-656

SCALE: SEE PLAN

DATE: 05/31/18

SHEET 1 OF 1

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

JUN 26 2018

REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY