

**DEPARTMENT OF
CITY PLANNING**

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

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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INFORMATION

www.planning.lacity.org

Decision Date: December 4, 2013

Appeal End Date: December 19, 2013

Haia Lahave (O/A)
19324 Oxnard Street
Tarzana, CA 91356

Guy Lahav
Lahav Investments
19324 Oxnard Street
Tarzana, CA 91356

Case No. AA-2013-2694-PMLA
Related Case: None
12712 West Landale Street
Sherman Oaks – Studio City – Toluca Lake –
Cahuenga Pass Community Plan
Zone : R1-1-RFA
D.M. : 165-B-161
C.D. : 2
CEQA: ENV-2013-2695-CE
Legal Description: Lot 7, Arb 1, Tract 5588

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **approved Parcel Map AA-2013-2694-PMLA for a maximum two-parcel, single-family development, as shown on map stamp dated August 29, 2013, and subject to the following conditions.** The unit density is based on the R1-1-RFA 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 shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

Bureau of Engineering

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.

1. That the existing 6-foot storm drain easement on the westerly side of the property be correctly shown on the final map.
2. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgement of Easement must be recorded and an application to do work in any drainage easement and to construct over the existing drainage facilities be submitted to the City Engineer for approval.
3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
4. That the following improvements be either constructed prior to recordation of the final map, or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required to drain run-off water to a suitable outlet.
 - b. Improve Landale Street adjoining the subdivision by the construction of an 8-foot wide concrete sidewalk adjacent to the property line, repair and replace any bad order curb and gutter, planting trees with root barriers and landscaping the parkway, including any necessary removal and reconstruction of the existing improvements.
 - c. Reconstruct the existing driveway, including any necessary removal and reconstruction of the existing improvements to comply with the requirements of the "Americans with Disabilities Act."
- d. Construct the necessary house connections to serve each parcel. No record of the existing sewer house connection serving the existing dwelling on the property was located.

Department of Building and Safety-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213)482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code (LAMC) required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the*

Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area: requirements shall be rechecked as per net lot area after street dedications.

Notes: Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

Department of Transportation

Transportation approvals are conducted at 6262 Van Nuys Boulevard, 3rd Floor, Room 320. Please contact DOT at (818) 374-4699 for any questions regarding the following.

6. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line; or to the satisfaction of the Department of Transportation.
7. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 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.
8. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3. For an appointment, call (213) 482-7024.

Fire Department

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. 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 (213) 482-6502. You should advise any consultant representing you of this requirement as well.

9. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.
 - 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. Submit plot plans indicating access road and turning area for Fire Department approval.
 - ~~f. All parking restrictions for fire lanes shall be posted and/or painted to any Temporary Certificate of Occupancy being issued.~~
 - g. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - h. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - 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. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Note: 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 (213) 482-6502. You should advise any consultant representing you of this requirement as well.

Bureau of Street Lighting

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200, 213-847-1341. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 3. Contact 213-847-1547 for information regarding the street lighting design/plan.

- 10. No street lighting requirement.

Department of Recreation and Parks

Park fees are paid at 221 N. Figueroa St., 1st floor. Los Angeles, CA 90012.

- 11. That the Quimby fee be based on the R1-1 Zone for two (2) lots.

Department of City Planning-Site Specific Conditions

Approvals conducted at 6262 Van Nuys Boulevard, Room 251, unless otherwise indicated.

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- 12. 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. **Use.** Limit the proposed development to a maximum of two lots.
 - b. **Parking.** That a minimum of two parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already

exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.

- d. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. **Energy Conservation.** 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.
- f. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- g. **Landscape Plans.** 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 permit. 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 non-protective trees on the site. Protective trees shall be replaced on a 2:1 basis (a minimum 48-inch box size if available) for the unavoidable loss of one (1) Western Sycamore tree. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
- ii. The developer/builder shall maintain the landscaping and irrigation after completion of the landscape and irrigation installation until close of escrow.
- iii. The developer/builder shall guarantee all trees and irrigation for a period of six (6) months and all other plants for a period of 60 days after landscape and irrigation installation, or close of escrow, whichever comes last.
- h. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Community Plan.

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

Urban Forestry Division and the Department of City Planning

13. Prior to the recordation of the final map, the applicant shall plant a minimum of two Western Sycamore trees (a minimum of 48-inch box size if available) to replace the one (1) Western Sycamore tree lost to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. The landscape plan shall note one (1) Western Sycamore tree to be located anywhere in the front yard of the proposed Parcel A, and a second (2) Western Sycamore tree to be located anywhere in the front yard of the proposed Parcel B.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

14. A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:
 - a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.
 - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - ~~c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. Additionally, there shall be no staging of construction equipment and materials on the public streets.~~
 - d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".
 - f. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

- g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- i. The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- j. Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- k. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- l. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- m. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department issued , on August 29, 2013, determined that the City of Los Angeles Guidelines for the implementation of the Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15, ENV-2013-2695-CE, since the request is for a division of property in an urbanized area zoned for residential use into four or fewer parcels, and that the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Western Sycamore Tree - lost

An investigation of the subject site reveals one (1) existing Western Sycamore tree removed located in front of the existing home currently removed. This tree was not identified in the original parcel map stamp dated August 29, 2013 or in the Certified Landscape Architect letter dated August 23, 2013. Photographs taken from the realtor listing agent reveals one (1) prominent Western Sycamore tree. Therefore, staff has added Condition 12g and 13 to replace the protective tree lost subject to the satisfaction of the Urban Forestry, Street Tree Division and Advisory Agency.

In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2013-2694-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Los Angeles Municipal Code (LAMC) as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan designates the subject property for Low Residential density with corresponding zones of RE9, RS, R1, and RU. The 23,287 square foot site before dedication (0.53 acre) property is zoned R1-1. The surrounding properties within a 500-foot radius of the site are primarily single-family residential uses with a zoning of R1-1-RFA surrounding the north, east and west of the site. Multiple-family residential uses exist immediately south of the site zoned R3-1. The subject site is not located in any Specific Plan area.

Therefore, the subject proposed lot split is in keeping and consistent to the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan and consistent with the intent and purpose of the applicable General Plan.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The existing site is a level rectangular shaped lot that is to be subdivided into two rectangular lots. Staff observation of the surrounding lot cut pattern includes a well-established neighborhood. The lot is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The subject site is not located in any

Specific Plan area. The new design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

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

CATEGORICAL EXEMPTION: The project was exempt from environmental review, since it is a division of land with four or fewer parcels and is not requesting any other entitlements. However, the project has identified one (1) Western Sycamore tree which was removed and has therefore added condition 12g and 13 to replace the protective tree lost on a 2:1 basis (please see condition above). All remaining non-protective trees are to be preserved over Parcel A and B. The site is designated as a Liquefaction area. However, a soils report to the Department of Building and Safety, Grading Division will include measures to offset any potential negative impact. Since no new structures are being proposed at this time, no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are anticipated as part of the project.

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: 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

*Please note the cashiers at the public counters close at 3:30 PM.

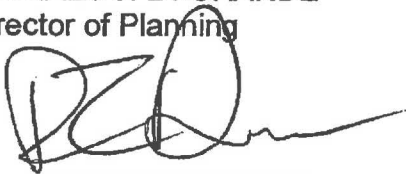
Appeal forms are available on-line at www.planning.lacity.org.

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.

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

MICHAEL J. LOGRANDE
Director of Planning



ROBERT Z. DUENAS
Deputy Advisory Agency

MJL:RZD:NR:mkc

cc:	Bureau of Engineering - 4	Dept. of Building & Safety, Zoning & 2 Maps
	Valley	Department of Building & Safety, Grading
	Planning Office & 1 Map	Department of Fire
	D.M. 183 B 113	Department of Recreation & Parks & 1 Map
	Bureau of Street Lighting	Department of Transportation, CPC Section
	Street Tree Division & 1 Map	Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)
