OFFICE OF ZONING ADMINISTRATION

City Hall • 200 N. Spring Street, Room 763 Los Angeles, CA 90012

OFFICE OF ZONING ADMINISTRATION

MEMORANDUM

ZA MEMORANDUM NO. 131

December 18, 2013

TO: Office of Zoning Administration
Public Counters
Interested Parties

FROM: Linn K. Wyatt
Chief Zoning Administrator

SUBJECT: **EXPIRATION AND TIME EXTENSIONS FOR SUBDIVISIONS AND RELATED ENTITLEMENTS – MULTIPLE APPROVALS ORDINANCE (ORD. NO. 182,106) AND AB 116**

This Zoning Administrator Memorandum explains procedures to document time extensions addressed in the Multiple Approvals Ordinance (MAO) and the AB 116 provisions signed into law, effective July 11, 2013. This memorandum supersedes the procedures identified in Zoning Administrator Memorandum No. 127 and the memorandum titled "Re: Extensions of Time for Tentative Tract and Preliminary Parcel Maps" dated May 24, 2012.

Background

In recent years, the State Legislature has adopted a series of bills that add time extensions to the life of subdivision map approvals. The City codified all of these bills, except AB 116, into the Multiple Approvals Ordinance (Ord. No. 182,106), effective May 20, 2012. With the adoption of the Multiple Approvals Ordinance (MAO), the life spans of multiple discretionary entitlements associated with a particular project have been synchronized to coincide with the life of the longest running entitlement, thus allowing for projects with multiple approvals to benefit from the longest life span. The MAO categorically establishes a three year "life" for stand-alone quasi-judicial grants for cases issued determinations on or after May 20, 2012, and more importantly, expands the scope of applicability to all discretionary approvals even if they are not related to a subdivision map approval.

AB 116

On July 11, 2013, AB 116 became effective. This act provides an automatic 24-month extension for certain unexpired subdivision maps approved after January 1, 2000, and establishes an extension process for earlier-approved maps. While the Legislature has extended unexpired subdivision maps several times before, the process established under AB 116 is more comprehensive than previous extensions.

Under the new law, subdivision maps approved after January 1, 2000, and unexpired as of July 11, 2013, are automatically extended by 24 months. For earlier-approved maps, cities have the option to approve, conditionally approve or deny a 24-month extension, depending on whether the map is consistent with the applicable zoning and General Plan.

Extensions of Subdivision Map Approvals

The following table shows the maximum life for subdivision map approvals inclusive of all available extensions of time under the MAO provisions as well as AB 116 . The sequencing of any previous time extensions issued for entitlements will determine whether the project qualifies for certain State extensions.

Authority	Length of time and extension for Tentative Tract and Preliminary Parcel Maps
LAMC Sections 17.07-A,1 and 17.56-A,1	3 years (for initial approval)
LAMC Sections 17.07-A,2 and 17.56-A,2	6 years (by application)
SB 1185 State Extension	1 year (if map is valid on 07/15/08 and expires before 01/01/11)
AB 333 State Extension	2 years (if map is valid on 07/15/09 and expires before 01/01/12)
AB 208 State Extension	2 years (if map is valid on 07/15/11 and expires before 01/01/14)
AB 116 State Extension	2 years (if map is approved after 01/01/00 and has not expired on or before 07/11/13)*

* If the map was approved on or before 12/31/1999, an application (Time Extension per Chapter 1 of LAMC, form CP-7746) may be filed with the City to determine if the map is consistent with the applicable zoning and general plan requirements in effect at the time of filing pursuant to California Government Code Section 66452.24 (b)

Extensions of Discretionary Approvals (Other Than Subdivision Map Approvals)

The following table shows the maximum life for discretionary approvals inclusive of all available extensions of time under the MAO. Pursuant to AB 116 and consistent with the MAO provisions, any discretionary entitlement *that is related to a subdivision that qualifies for the AB 116 State Extension*, can also receive an additional 24-month extension.

Discretionary Entitlement	New life of entitlements for approvals with an EFFECTIVE DATE between				
	07/15/05 – 12/31/07	01/01/08 – 12/31/08	01/01/09 – 12/31/10	01/01/11 – 05/19-2012	05/20/2012 and on...
Zone Variance, Conditional Use Permit, Zoning Administrator's Adjustment, Coastal Development Permit, Specific Plan Project Permit and other entitlements approved by the Director, Zoning Administrator, or Area/City Planning Commission	7 † §	6 † §	4 † §	2 † §	3 §
Zone/Height District changes, and other Legislative approvals	11 §	10 §	8 §	6 §	6 §
Site Plan Review	8 §	7 §	5 §	3 §	3 §

† Eligible for an additional discretionary 1-year time extension per LAMC

§ Eligible for an additional 2-year time extension if the approved discretionary entitlement is related to a subdivision benefiting from the time extension given by AB 116.

Procedures to Effectuate By-Right Extensions

While the additional time extensions for eligible entitlements are automatically granted, applicants eligible for such entitlements must complete the form titled "Time Extensions per Ordinance No. 182,106" (CP-7746.1), and submit it to the Planning Department Development Services Center along with a copy of the CEQA determination for the project. Authorized Planning Department staff will review the documentation and significant aspects of the CEQA determination for adequacy. If it is adequate, then staff will sign and stamp the form; if not, the applicant will be advised on how to proceed. This form must be completed for expiration date tracking and verification purposes. Staff will place a copy of the form in all relevant case files; scan it into the Planning Document Information System (PDIS), and return a copy to the applicant.

Fees

The Time Extension fee is $199 (not including general surcharges) as of the date of this memorandum.

The Time Extension per Chapter 1 of LAMC is $708 (not including general surcharges) for any time extension other than maps, and $793 (not including general surcharges) for maps, as of the date of this memorandum.

Questions should be directed to Tom Rothmann at 213-978-1891 or tom.rothmann@lacity.org or Daniel Ahadian at 213-482-0376 or daniel.ahadian@lacity.org

LKW:TR:DA:lmc

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

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DECISION DATE: NOV - 2 2006

TIBURCIO GUTIERREZ (O)
LETICIA GUTIERREZ
7871 COLDWATER CANYON AVE
NORTH HOLLYWOOD, CA 91605

VILLARRUEL AND ASSOC (R)
7340 FLORENCE AVE., SUITE 218
DOWNEY, CA 90240

Re: AA-2003-1341-PMLA
Council District No. 2

EXTENSION OF TIME

On September 12, 2003, the Deputy Advisory Agency approved Preliminary Parcel Map AA-2003-1341 located at 7871 Coldwater Canyon Boulevard for two parcels as shown on the map with an expiration date of September 12, 2006.

Per Section 17.56-A and Ordinance No. 172,839 of the Los Angeles Municipal Code the Deputy Advisory Agency approves a 5-year extension of the expiration date to **September 12, 2011.** No further extension of time to record the final map can be granted.

S. Gail Goldberg, AICP
Advisory Agency

EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:NR

CP-1843 (6/5/98)

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

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DECISION DATE: SEP 12 2003

Tiburcio Gutierrez (O)
Leticia Gutierrez
7871 Coldwater Canyon Avenue
North Hollywood, CA 91605

Villarruel and Associates (R)
7340 Florence Avenue, Suite 218
Downey, CA 90240

Re: P.M. No.: AA-2003-1341-PMLA
ZONE: (T)R1-1
PLAN AREA: Sun Valley-La Tuna Canyon
COUNCIL DISTRICT: 2
APC: North Valley
CE No.: ENV-2003-1342-CE
FISH AND GAME: EXEMPT

On August 7, 2003, the Deputy Advisory Agency, per Section 17.53 of the Los Angeles Municipal Code, approved preliminary Parcel Map LA No. AA-2003-1341-PMLA, at 7871 Coldwater Canyon Boulevard for two parcels. <u>However, the approved density for the site should be verified with the Department of Building and Safety</u>. The approval is subject to:

1. A fee of $1,744.00 shall be paid to the Land Development Group of the Bureau of Engineering for an engineering investigation report as required by the Ordinance No. 167769 adopted by the City Council. (201 North Figueroa Street, Suite 200)

2. A 2-foot wide strip of land shall be dedicated as future street along Coldwater Canyon Avenue adjoining the subdivision to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards, including a 20-foot future radius property line return at the intersection with Blythe Street all satisfactory to the City Engineer. (201 North Figueroa Street, Suite 200)

3. A 6-foot wide strip of land shall be dedicated along Blythe Street adjoining the subdivision to complete a 54-foot wide total street dedication, including a 15-foot radius property line return at the intersection with Van Noord Avenue. (201 North Figueroa Street, Suite 200)

4. A 24-foot wide strip of land shall be dedicated along Van Noord Avenue adjoining the subdivision to complete a 54-foot wide total street dedication. (201 North Figueroa Street, Suite 200)

5. Any existing 1-foot wide future street easements on Blythe Street and Van Noord Avenue adjoining the property, if necessary shall be accepted by a suitable Resolution transmitted to the City Council with the final parcel map. (201 North Figueroa Street, Suite 200)

6. A 2-foot wide easement shall be dedicated along the parcel map on Blythe Street and Van Noord Avenue for sidewalk and utilities purposes at driveway locations to comply with requirement of the "Americans with Disabilities Act". (201 North Figueroa Street, Suite 200)

7. A covenant and agreement shall be recorded agreeing that Parcel "A" of parcel map be restricted against vehicular access from Coldwater Canyon Avenue into the subdivision. (201 North Figueroa Street, Suite 200)

8. The following improvements shall be either constructed prior to recordation of the final map or that the construction be suitably guaranteed. (Valley Engineering District)

   a. Improve Van Noord Avenue being dedicated and adjoining the subdivision by:

      (1) Constructing an integral concrete curb, gutter, a 9-foot concrete sidewalk with tree wells.

      (2) Constructing suitable surfacing to join the existing pavement and to complete a 35-foot total roadway.

      (3) Removing and reconstructing the existing improvements as necessary.

      (4) Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.

   b. Improve Blythe Street adjoining the subdivision by constructing a 5-foot wide concrete sidewalk adjacent to the property line together with constructing additional curb and gutter in the vicinity of the intersection with Blythe Street satisfactory to the City Engineer. In addition, the existing sidewalk constructed within the property line and the exposed footing of the wall should be corrected.

c. Construct two concrete curb ramps at the intersection of Blythe Street and Van Noord Avenue as required by the "Americans with Disabilities Act".

d. Construct the necessary sewer house connections to serve each parcel.

9. Any required street tree removal, replacement, new street tree planting and tree well installation together with tree well covers along the property shall be completed satisfactory to the City Engineer and the Street Tree Division of the Bureau of Street Services.

10. Street lighting facilities to serve the subject property shall be installed along Blythe Street (1) and Van Noord Avenue (1), as required by the Bureau of Street Lighting. (600 South Spring Street)

11. Prior to final map recordation, suitable arrangements be made with the Fire Department with respect to the following: (Room 920, City Hall East)

    a. Submit plot plans for Fire Department review and approval prior to recordation of the parcel map.

    b. In order to mitigate the inadequacy of the fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

12. A clearance shall be obtained from the Department of Building and Safety, Zoning Engineer regarding the items on a April 15, 2003 report to the Deputy Advisory Agency showing that no violations of the Building or Zoning Codes are created. (By Appointment Only (213) 482-6880, 4th Floor, 201 North Figueroa Street and Room 763, 200 North Spring Street)

13. Prior to recordation of the final map a covenant and agreement shall be recorded to the satisfaction of the Department of Transportation stating that a parking and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building plans for plan check by the Department of Building and Safety. (4th Floor, 201 North Figueroa Street)

14. The applicant shall submit a request for calculation of recreation and park fees for Parcel B in the R1 Zone to the Deputy Advisory Agency, to be paid to or be guaranteed to be paid in a manner satisfactory to the Department of Recreation and Parks, as provided by Section 17.12-A of the Los Angeles Municipal Code, within one year after City Council approves the final map. (Room 763, 200 North Spring Street and Room 709, City Hall East)

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:

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)

In connection with the approval of Parcel Map LA No. AA-2003-1341-PMLA, the Advisory Agency, (pursuant to Section 66411.1 of the State of California Government Code the Subdivision Map Act), makes the prescribed findings with regard to the required improvements prior to recordation of the final map 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."

In adopting Categorical Exemption No. ENV-2003-1342-CE, the Deputy Advisory Agency finds that the declaration reflects the independent judgment of the lead agency.

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

The adopted Sun Valley-La Tuna Canyon Community Plan designates the subject property for Low Residential density with corresponding zones of RE9, RS and R1. The 0.33 acre property is zoned (T)R1-1. The (T) tentative classification will be removed with the recordation of the parcel map. The adopted Plan zone allows for the proposed subdivision and zone change.

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

The categorical exemption prepared for the project identifies no potential adverse impacts on fish, wildlife resources, or habitats pursuant to California State Code of Regulations Title 14, Section 753.5.

The Environmental Review Section of the Planning Department, on February 26, 2003, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article VII, Section 1, Class 15.

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 16, 2003

To: Mr. Con Howe, Director
Department of City Planning
City Hall, Suite 763
Attention: Deputy Advisory Agency

From: Edmond Yew, Manager
Land Development Group
201 N. Figueroa Street, Suite 200
Bureau of Engineering

Subject: Preliminary Parcel Map L.A. No. 2003-1341 - Transmittal of Map

Transmitted is a print of Preliminary Parcel Map L.A. No. 2003-1341 lying between Coldwater Canyon Avenue (Secondary Highway) and Van Noord Avenue (Non Continuous Local Street) on northerly side of Blythe Street (Non Continuous Local Street) in Council District No. 2.

This map has been filed for a 2-lot single-family subdivision over a parcel of land in the existing (T)R1-1 zone. The subdivision layout is generally satisfactory as submitted, except for the additional street dedication on both Coldwater Canyon Avenue and Blythe Street.

Preliminary Parcel Map L.A. No. 6560 was previously filed over this site and it was approved by the Advisory Agency on July 5, 1990. However, the parcel map time limit later expired.

There are existing 8-inch sanitary sewers available in Coldwater Canyon Avenue and Blythe Street adjacent to the subdivision. The construction of sewer house connections will be required to serve each parcel.

I recommend that Preliminary Parcel Map L.A. No. 2003-1341 be approved, subject to the following conditions:

1. That a fee of $1,744.00 be paid to the Land Development Group of the Bureau of Engineering for an engineering investigation report as required by the Ordinance No. 167769 adopted by the City Council (201 N. Figueroa Street, Suite 200).

2. That a 2-foot wide strip of land be dedicated as future street along Coldwater Canyon Avenue adjoining the subdivision to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards, including a 20-foot future radius property line return at the intersection with Blythe Street all satisfactory to the City Engineer (201 N. Figueroa Street, Suite 200).

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4. That a 24-foot wide strip of land be dedicated along Van Noord Avenue adjoining the subdivision to complete a 54-foot wide total street dedication (201 N. Figueroa Street, Suite 200).

5. That any existing 1-foot wide future street easements on Blythe Street and Van Noord Avenue adjoining the property, if necessary, be accepted by a suitable Resolution transmitted to the City Council with the final parcel map (201 N. Figueroa Street, Suite 200).

6. That a 2-foot wide easement be dedicated along the parcel map on Blythe Street and Van Noord Avenue for sidewalk and utilities purposes at driveway locations to comply with requirements of the "Americans with Disabilities Act" (201 N. Figueroa Street, Suite 200).

7. That a Covenant and Agreement be recorded agreeing that Parcel "A" of parcel map be restricted against vehicular access from Coldwater Canyon Avenue into the subdivision (201 N. Figueroa Street, Suite 200).

8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed (Valley Engineering District):

   a) Improve Van Noord Avenue being dedicated and adjoining the subdivision by:

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c) Construct two concrete curb ramps at the intersection of Blythe Street and Van Noord Avenue as required by the "Americans with Disabilities Act".

d) Construct the necessary sewer house connections to serve each parcel.

9. That any required street tree removal, replacement, new street tree planting and tree well installation together with tree well covers along the property be completed satisfactory to the City Engineer and the Street Tree Division of the Bureau of Street Services.

Any questions regarding this report should be directed to Mr. Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-7097.

EY/GRS/gt
H:Ldg\gtWP785

Enc.

cc: Valley Engineering District Office

Teburcio Gutierrez
c/o Edvardo Villarruel
Fax: (562) 926-6037