

**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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(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



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MAYOR

**EXECUTIVE OFFICES**

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271

ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

Decision Date: August 28, 2014

Appeal Period Ends: September 8, 2014

Stagg Village, LLC (A)(S)  
Brenda Bischak  
12034 Nugent Drive  
Granada Hills, CA 91344

Lawrence Wilson (E)  
Forma Engineering Inc.  
10814 Reseda Boulevard  
Northridge, CA 91326

Sean Nguyen (R)  
EZ Permits LLC  
7251 Owensmouth Avenue  
Canoga Park, CA 91303

RE: Vesting Tentative Tract Map No. 72689-SL  
Address: 20424-20432 West Stagg Street  
Related Case: APCSV-2014-937-ZC-ZV-  
ZAA  
Community Plan: Canoga Park- Winnetka-  
Woodland Hills- West Hills  
Council District: 3  
CEQA No. : ENV-2014-936-MND

In accordance with provisions of Section 17.03 of the LAMC, the Advisory Agency approved Vesting Tentative Tract Map No. 72689, located at 20424 and 20432 West Stagg Street for a maximum **6 single-family lots** in accordance with the Small Lot Subdivision as shown on map stamp-dated August 28, 2014 in the Canoga Park-Winnetka- Woodland Hills-West Hills Community Plan. This unit density is based on the proposed (T)(Q)RD6-1 Zone and contingent upon the approval of Case No. APCSV-2014-937-ZC-ZV-ZAA for the density. (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 with the Development Service Center (213) 473-7077 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.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That the "common access easement" shall be clearly delineated on the final map.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00554 expediting this project be paid.
7. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.

Note: Any questions regarding BOE conditions should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

8. 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 April 29, 2104, Log No. 83879 and attached to the case file for Tract No. 72689-SL. (MM)

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

9. 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. Provide a copy of Case No. APCS-2014-937-ZC-ZV-ZAA. Show compliance with all the conditions/requirements of the APC case as applicable.
- c. Zone Change must be recorded prior to obtaining Zoning clearance.
- d. Provide a density count to justify the proposed number of lots and units in each of the proposed zone.
- e. Provide a front yard setback (15 foot minimum for the Proposed RD6 Zone) for Lots 1 and 6 fronting (facing) along Stagg Street as required for the Proposed Zone or obtain written approval from the Department of City Planning Advisory Agency to allow the setbacks as indicated Setback Matrix.
- f. 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 dedications.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, drainage, and back up space in the final map. Separate easement covenant shall be recorded with City Planning if the easement is not shown on the final map prior map recordation.

Notes: 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

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

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 property line. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

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

10. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 20-foot reservoir space is required between any security gate and the property line or to the satisfaction of Department of Transportation (DOT). No backing out into the street is allowed.
  - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of DOT 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.
  - c. That a fee in the amount of \$197 be paid to DOT as required per Ordinance No. 180,542 and LAMC Section 19.15 prior to recordation of the final map. The applicant may be required to comply with any other applicable fees per this new ordinance.

Note: Please contact this section at (818) 374-4697 for any questions regarding the above.

#### FIRE DEPARTMENT

11. 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. Submit plot plans for Fire Department approval and review prior to recordation of tract Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- c. 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.
- d. 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.
- e. 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.
- 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. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- i. 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.

**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) 482-6507. You should advise any consultant representing you of this requirement as well.

#### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

12. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction. The project site is located on the pedestrian and bus routes for students attending Sunny Brae Elementary School and Ivy Academia (2<sup>nd</sup> Site). Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. (323) 342-1400, and the principals or designees of these schools. (This condition may be cleared by a written

communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency). (MM)

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- c. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- d. LADBS shall assign specific haul route hours of operation based upon Sunny Brae Elementary and Ivy Academia Schools hours of operation.
- e. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.

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

13. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

#### **BUREAU OF STREET LIGHTING**

14. 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.

Notes: The quality of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment section. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, 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.

#### **BUREAU OF SANITATION**

15. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

16. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 978-0856.

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

17. That the Quimby fee be based on the RD6 Zone. Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units. (MM)

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

18. Prior to the issuance of any permit, a plot plan shall be prepared by a reputable tree expert, indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards. (MM)

Preserve any trees in good and excellent condition which do not interfere with the proposed building footprints.

All nine significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree (Note: Larger than 15-gallon trees). Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. (MM)

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

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

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of six lots.
  - b. Provide a minimum of two covered off-street parking spaces per dwelling unit.
  - c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high solid vinyl fence shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The block wall or fence in the front yard along Stagg Street shall be a maximum of 42-inches, if constructed.
  - d. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
  - 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 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.
  - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program. (MM)
  - h. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a

proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- 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.
20. Prior to issuance of building permit, the project shall demonstrate compliance with the following Small Lot Design Guidelines:

### **SITE PLANNING**

#### **Site Layout and Circulation Guidelines**

- a. The site plan shall provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryway.
- b. Homes fronting a public street shall have the primary entrance and main windows facing the street. (MM)
- c. Homes that front a public street shall have their primary entryway accessible from the street. (MM)
- d. All dwelling units shall contain primary entryways that front along circulation walkways and/or open space areas and shall be provided clear paths of travel from the sidewalk to their primary entryways.
- e. All pedestrian and vehicular entries shall have distinctive design features, such as enhanced paving, to establish a visual and pedestrian connection to the public street and to provide a clear sense of arrival and path of travel within the development.

#### **Parking and Driveway Guidelines**

- f. Both dwellings that directly front the public street shall locate all parking along common access driveway.
- g. Provide a distinguishable pedestrian access path along all driveways to each individual dwelling unit.
- h. Access driveways shall be designed to be no wider than LAMC required circulation and backup requirements and shall allow for landscaping and a pedestrian access path on-site.

## **BUILDING PLANS**

### **Entry Guidelines**

- i. Individual residences shall incorporate transitions such as landscaping, paving material, porches, stoops, and canopies at each primary entrance and at the main pedestrian entrance to the development from the sidewalk.
- j. All parking areas and walkways shall be illuminated using ornamental low-level, glare-free lighting to provide security for pedestrian paths and entrances. Lighting shall be directed away from surrounding residences and should avoid light spillage on to other uses.

### **Building Façade Guidelines**

- k. Building facades shall be articulated with varying entry enhancements, landscape screening elements, textures, colors, and materials along with distinctive architectural features to avoid blank or monotonous facades, and to break the façade up into distinct planes that are offset from the main building façade, consistent with the attached Exhibit "A".
- l. Apply changes in material purposefully and in a manner corresponding to variations in building mass. (MM)
- m. Windows shall be located on building facades that front along Stagg Street, the on-site private driveway, and any on-site internal pedestrian pathways within the development.
- n. Overhead architectural features that provide shade and passive cooling shall be installed at all entrances and windows.

## **SUSTAINABILITY**

### **Sustainable Site Planning**

- o. Permeable paving materials (such as porous asphalt, porous concrete, permeable concrete pavers, and/or a grid system filled with gravel or grass) shall be used where allowed by the Alternative Paving Material Ordinance No. 182431.
- p. Uniform, glare-free lighting, such as dark-sky compliant fixtures, shall be installed so as to avoid uneven light distribution, harsh shadows, and light spillage on to neighboring uses.

**Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following minimum variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

Setbacks				
Lot No.	Setback North	Setback East	Setback South	Setback West
1	8' (front)	20'	9'-4"	36'
2	6'	20' (front)	11'-5"	36'
3	6'	26' (front)	11'-5"	30'
4	6'	30'	11'-4"	26' (front)
5	6'	31'	6'	25' (front)
6	8' (front)	36'	9'-5"	20'

21. Prior to the issuance of the building permit or the recordation of the final map, a copy of APCSV-2014-937-ZC-ZV-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that the zone change is not approved, the subdivider shall submit a tract modification.
22. 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.
23. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or 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.

**DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

24. That prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 8, 12, 17, 18, 19g, 20b, 20c, 20l, 25 and 26 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/

maintenance) to ensure continued implementation of the above mentioned mitigation items.

25. 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:

- MM-1. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
- MM-2. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- MM-3. Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent properties, the public right-of-way, nor from above.
- MM-4. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- MM-5. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-6. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-7. Utilities (Local Water Supplies - Landscaping). The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- a. Weather-based irrigation controller with rain shutoff

- b. Matched precipitation (flow) rates for sprinkler heads
- c. Drip/microspray/subsurface irrigation where appropriate
- d. Minimum irrigation system distribution uniformity of 75 percent
- e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- f. Use of landscape contouring to minimize precipitation runoff
- g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

MM-8. Utilities (Local Water Supplies - All New Construction).

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals(maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

MM-9. Utilities (Local Water Supplies - New Residential).

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

- b. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- c. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

26. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
  - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
  - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-6. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-7. Trucks having no current hauling activity shall not idle but be turned off.
- CM-8. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86). If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
  - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.

- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes.
  - d. Construction personnel shall be instructed on the sensitivity of the area.
  - e. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
- CM-9. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- CM-10. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- CM-11. (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality

Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

- CM-12. (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- CM-13. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-14. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-15. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-16. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-17. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s); to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-18. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
- CM-19. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

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

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. 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.

- a. All areas of the property not covered by buildings, driveways, or walkways shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover.
- b. Any proposed trees shall be shade bearing and spaced between 15- to 20-feet apart from each other.
- c. Landscape plans shall organize plants into groupings in accordance to proposed water needs.
- d. Landscape plans shall incorporate shade trees and ornamental landscaping that define an edge and increases visual interest in the public and private realms of the development.
- e. Shrubs located immediately adjacent to the public sidewalk shall maintain a height of less than four (4) feet.
- f. Fences and shrubbery shall be less than 3'6" tall in areas located adjacent to, or within five (5) feet of, the sidewalk and common public areas.
- g. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors and shall be irrigated.

- h. Landscape plans shall exhibit techniques that will be used to maintain privacy among all proposed dwelling units.
- i. Trees, shrubs, and vines shall be planted between property lines so as to screen building walls and enhance privacy.

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 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 comply with the width and area requirements of the Zoning Ordinance.

- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

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

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation 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 street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.

- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - a. Construct new street light: one (1) on Stagg Street.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Stagg Street adjoining the subdivision by the construction of the followings:
    - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
    - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot 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 sewers satisfactory to the City Engineer.

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC.

The final map must record 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 (CEQA)**

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2014-936-MND on July 23, 2014. The Planning Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light);
- Air Quality (construction, operational);
- Biological Resources (tree removal);
- Geology and Soils (construction, seismic, liquefaction);
- Hazards and Hazardous Materials (lead paint, asbestos);
- Noise (construction, operational);
- Public Services (schools);
- Recreation (parks); and
- Utilities (solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2014-936-MND reflects the independent judgment of the lead agency and determined

that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 8, 12, 17, 18, 19g, 20b, 20c, 201, 25 and 26 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 24.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, California 90012.

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

In connection with the approval of Vesting Tentative Tract Map No. 72689-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan designates the subject property for Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The property contains approximately 0.90 net acres (39,390 net square feet) and is presently zoned RA-1. The proposed development of six dwellings is allowable under the current the land use designation. However, the tract map is contingent upon the approval of Case No. APCSV-2014-937-ZC-ZV-ZAA for the zone change to (T)(Q)RD6-1. The RD6 zone permits one dwelling for every 6,000 square feet of land and is consistent with the Low Residential Land Use designation.

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.

172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Stagg Street is a Local dedicated to a 60-foot width at the project's street frontage. The Bureau of Engineering is requiring the construction of a concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway and suitable surfacing to join the existing pavements and to complete an 18-foot half roadway in accordance with Local Street Standards. The Department of Transportation is conditioned to approve the driveway and circulation plan. Urban Forestry Division of Street Service, the Street Lighting Bureau, and Sanitation have also conditioned the street for additional improvements.

The development is supported by the Citywide General Plan Framework Element objective and policies:

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs (see Figure 4-1).

Policy 4-1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4-1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4-1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

The subdivision will provide six residential dwellings at a density that is consistent with the Low Residential land use designation. These single-family residences will each contain four bedrooms, which provide dwellings appropriate for families with children or extended families. This project is not subject to any geographic specific plan requirements. The proposed project will provide 12 parking spaces (two

spaces per dwelling) with direct access into the residences. This is in conformance with the LAMC and the Deputy Advisory Agency's parking policy for single-family subdivisions in non-parking congested areas. Further, the subdivision will be providing guest parking spaces within each driveway pad in front of the garage. This is in excess of the Parking and Driveway Guidelines of the Small Lot Design Guidelines, which does not require guest parking for development less than 10 lots.

The development is supported by the Small Lot Design Guidelines goals:

Goal 1: Create high-quality indoor and outdoor living environments for all residents.

Goal 2: Enhance the public realm.

Goal 3: Provide fee-simple home ownership opportunities for a greater number of people, at a wider range of income levels.

Goal 4: Provide solutions for infill housing.

Goal 6: Prioritize the livability and market value of a project over strict density.

The development has been conditioned to be sensitive to the existing prevailing street setback. The setbacks from the public streets are aligned to be consistent with this setback and provide continuity along the street edge. The first two homes (Lot Nos. 1 and 6) are configured to front public streets with primary entryway and windows facing the street and open spaces in front of the proposed homes. Each home will have a pathway to the front door from the public sidewalk, providing a sense of arrival. Primary entryways are clearly identifiable, located at grade level, and incorporate transition including landscaping, paving, stoops, and covered entries.

There is only one proposed driveway and all garage access are provided off the common motor court interior to the project site, either to the side or rear of each dwelling.

Street trees will be provided along the street frontage with irrigation and in addition several shade trees within front and rear yard setbacks to define the space between public and private realms and create visual interest.

The use of ornamental low-level lighting will be used to highlight and provide security for pedestrian paths and entrances. Other outdoor lighting used shall be designed and installed with shielding, such that the light source does not shine directly onto adjacent residential properties.

The proposed subdivision is subject to numerous conditions involving the design and improvement of the site as identified herewith. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently developed with two single-family residences and associated structures. It is one of the couple under-improved properties in the vicinity. The development of this tract is an infill of an otherwise single-family neighborhood.

The Environmental Review conducted by the Department of City Planning, as indicated in Case No. ENV-2014-936-MND. (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area is consistent with existing development and urban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via implementation of the required mitigation measures as identified under the Conditions of Approval for this project.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety and has been conditionally approved as reported in "Soils Report Approval Letter" dated April 29, 2014.

The site plan and elevations of the proposed development show articulated building facades. No fencing the front yards along the common access driveway which enhances the development and better coincides with the surrounding neighborhood. The enhancements made to the front elevations facing Stagg Street for Lot No. 1 and 6, moving the front door and porch to face the public street and have access to the sidewalk, are more consistent with the surrounding single-family neighborhoods and in conformance with the Small Lot Design Guidelines effective February 2014.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site contains two contiguous parcels on the south side of Stagg Street east of Mason Avenue. To the north across the street is a single-family neighborhood in the RS-1 Zone fronting Delco Avenue, on the east is a 6-lot subdivision fronting the Fullbright Avenue cul-de-sac in the R1-1 Zone, to the south are four single-family lots in the RS-1 Zone fronting Keswick Street cul-de-sac, and to the west is a single-family lot in the RS-1 Zone fronting Stagg Street. There are multiple-family

buildings in the R3-1 Zone located within 500 feet to the south fronting Saticoy Street. Ivy Academia and Sunny Brae Elementary School are located within a quarter mile of the site to the northwest.

The site currently contains a total of two single-family dwellings and associated structures. The proposed project would provide six new single-family dwellings on six fee-simple individual small lots. The proposed project will comply with all LAMC requirements for parking, yards, and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. The Department of Fish and Wildlife has recommended that mitigation measure regarding nesting native birds be conditioned with the approval of the tract. On July 23, 2014, the City Planning Department issued Mitigated Negative Declaration No. ENV-2014-936-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

- (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 will be subject to numerous provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Uniform Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, construction management).

The project would not be placed over a hazardous materials site, flood hazard area, or be located on unsuitable soil conditions. 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. The type of use proposed (residential land use) is consistent with surrounding land uses and would therefore result in a development cohesive to adjacent and nearby properties.

The Department of Transportation requires the submittal of a parking and driveway plan to ensure safe egress and ingress of the project site and to ensure conformance with transportation safety design policies. Parking stalls will be designed so that a vehicle cannot back into or out of any public street or sidewalk.

The Bureau of Engineering has reported that the proposed subdivision will be connected to the public sewer system and therefore would not violate the California Water Code; the Bureau of Engineering has recommended approval of the proposed subdivision.

Additionally, an environment assessment consistent with the requirements of the California Environmental Quality Act (CEQA) was prepared for the proposed subdivision, which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the proposed subdivision. Findings pertaining to the environmental clearance have been made consistent with the CEQA statute. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system. There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

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

No such easements are known to exist. There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, or any officially recognized public recreation area. 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. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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).

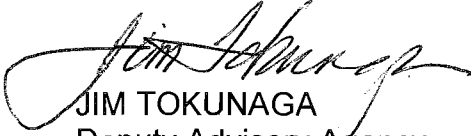
In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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 map was filed.

In addition, 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 the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 72689-SL.

Michael LoGrande  
Advisory Agency

  
JIM TOKUNAGA  
Deputy Advisory Agency

JT:SH:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the 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 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 N. Figueroa St., 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Blvd., Room 251  
Van Nuys, CA 91401  
(818) 374-5050

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

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 or (818) 374-5050.



**SITE NOTES**

1. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRANADA HILLS LOCAL ORDINANCES AND THE CALIFORNIA CIVIL CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRANADA HILLS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

**VICINITY MAP**



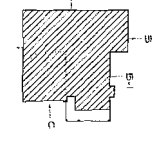
**BUILDING PERMITS AREA SUMMARY**

A. BLDG. COVER AREA	2,719 SQ. FT.
B. AREA OF SIMILARITY	5,915 SQ. FT.
C. COVERED PORCH	4,020 SQ. FT.
D. COVERED PATIO	1,104 SQ. FT.
E. DECKING	2,265 SQ. FT.
F. COVERED AREA (NET)	10,511 SQ. FT.
G. GARAGE (COVERED)	40 SQ. FT.
H. DRIVEWAY	4,020 SQ. FT.
I. TOTAL PERMITS AREA (NET)	14,630 SQ. FT.
J. TOTAL PERMITS AREA (GROSS)	17,850 SQ. FT.
K. EXCEPT	1,000 SQ. FT.
L. TOTAL PERMITS AREA (NET)	13,630 SQ. FT.
M. TOTAL PERMITS AREA (GROSS)	16,850 SQ. FT.
N. TOTAL PERMITS AREA (NET)	13,630 SQ. FT.
O. TOTAL PERMITS AREA (GROSS)	16,850 SQ. FT.

**NOTE:**  
 THE PERMITS AREA SUMMARY IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRANADA HILLS.

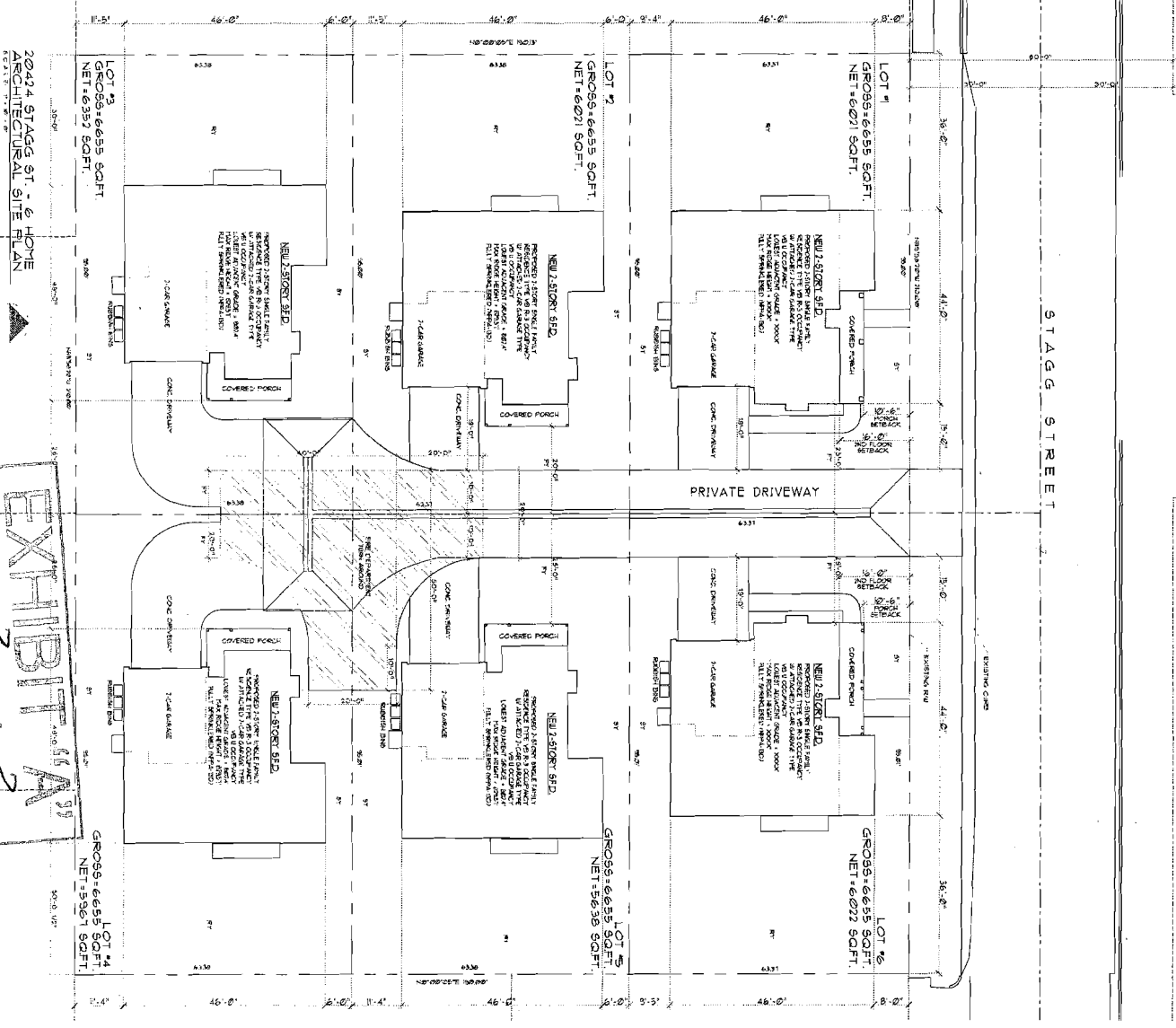
**EXTERIOR WALL AREA - EXTERIOR OPENING CALCULATION**

- 1. EXTERIOR WALL AREA
- 2. EXTERIOR OPENING CALCULATION
- 3. EXTERIOR WALL AREA
- 4. EXTERIOR OPENING CALCULATION
- 5. EXTERIOR WALL AREA
- 6. EXTERIOR OPENING CALCULATION
- 7. EXTERIOR WALL AREA
- 8. EXTERIOR OPENING CALCULATION
- 9. EXTERIOR WALL AREA
- 10. EXTERIOR OPENING CALCULATION



**Site Address** 2044 - 2045 S NUGENT ST  
**City** Granada Hills, CA 91344  
**Parcel Number** 0044 & 0045  
**APN** 0044 & 0045  
**Assessor's Parcel No. (APN)** 0044 & 0045  
**Map** 12/12/24  
**Block Name**  
**Lot** 1 & 2  
**Owner** STAGG VILLAGE LLC  
**Prepared** 1/2025  
**City** Granada Hills, CA  
**Map Sheet** 10000  
**Map Scale** 1" = 40'

BLDG. HEIGHT	WIND SPEED	WIND DIRECTION	WIND EFFECT
LOT 1	9.0'	10.0'	5.0'
LOT 2	8.0'	12.0'	1.5'
LOT 3	8.0'	12.0'	1.5'
LOT 4	8.0'	12.0'	1.5'
LOT 5	8.0'	12.0'	1.5'
LOT 6	8.0'	12.0'	1.5'
LOT 7	8.0'	12.0'	1.5'
LOT 8	8.0'	12.0'	1.5'
LOT 9	8.0'	12.0'	1.5'
LOT 10	8.0'	12.0'	1.5'



**2044 STAGG ST. - 6 HOME ARCHITECTURAL SITE PLAN**

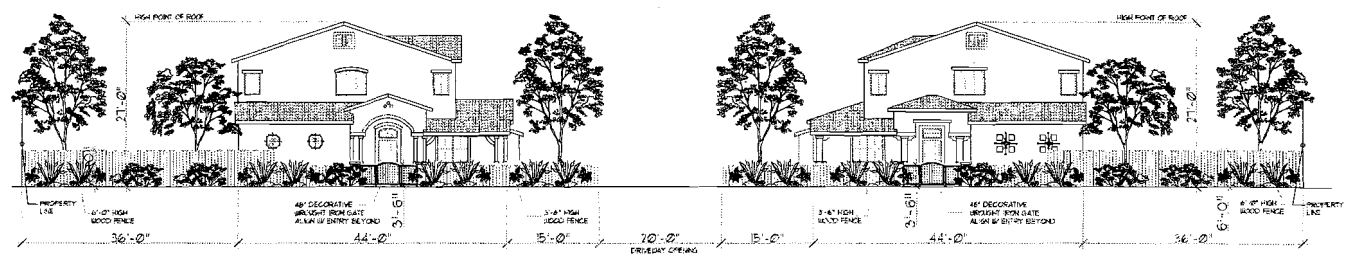
**EXHIBIT A**  
 Page No. 2 of 3  
 Case No. VT-70689-02  
 PRELIMINARY PLANS

<p><b>A-1</b></p>	<p><b>KEN STOCKTON ARCHITECTS, INC. - AIA</b>                  26500 N. ASTORIA BLVD., STE 100, GRANADA HILLS, CA 91344                  (818) 885-2444 FAX: (818) 885-2444</p>	<p><b>SITE PLAN</b></p>	<p><b>PROJECT NAME:</b>                  STAGG ST. HOMES                  6 SINGLE FAMILY RESIDENCES                  TRACT MAP 172808 SL</p>	<p><b>DEVELOPER:</b>                  STAGG VILLAGE LLC                  12034 NUGENT DRIVE                  GRANADA HILLS, CA 91344                  (818) 351-5565</p>
		<p><b>DRAWN:</b> GIBB  <b>DATE:</b> 01/05/24  <b>PLAN CHK:</b>  <b>PERIT:</b></p>	<p><b>REVISIONS:</b></p>	<p>2044 - 2045 STAGG ST., GRANADA HILLS, CA 91344</p>



INTERIOR STREET ELEVATION

SCALE: 1/8" = 1'-0"



STAGG STREET ELEVATION

SCALE: 1/8" = 1'-0"

EXHIBIT "A"  
 Page No. 3 of 3  
 Case No. VTT-70689-SK

PRELIMINARY PLANS



DEVELOPER  
 STAGG VILLAGE LLC  
 10234 NUGENT DRIVE  
 GRANADA HILLS, CA 91344  
 (818) 351-5565

PROJECT NAME  
 STAGG ST HOMES  
 6 SINGLE FAMILY RESIDENCES  
 PARCEL MAP #12689  
 22474 - 20430 STAGG ST, GRANADA HILLS, CA 91344

STREET ELEVATIONS

DESIGNER  
 KEN STOCKTON  
 ARCHITECTS, INC. - AIA  
 11000 WOODBINE ROAD, FIVE MOUNTAINS, CALIFORNIA 91304  
 (818) 351-5565 FAX: (818) 351-5564

SHEET NO.  
**A-1.1**

