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CITY PLANNING
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(213) 978-1300

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

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DEPUTY DIRECTOR

Decision Date: December 18, 2025

Appeal End Date: January 2, 2026

Gene Broussard (A)
AMG & Associates, LLC
P.O. Box 260770
Reseda, CA 91427

Stephen Plutsky (O)
Park Reseda Mortgage, LLC
15233 Ventura Blvd.
Suite 704
Sherman Oaks, CA 91403

Eric Lieberman (R)
QES, Inc.
21606 Devonshire St.
Suite 3056
Chatsworth, CA 91311

Re: Case No. VTT-74423-M1
Related Case: EAR-2025-3104-AH-HES-CDO-HCA
Reseda – West Van Nuys Community Plan
Zone :[Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO
D.M. :180B125
C.D. : 4 - Raman
CEQA : Addendum to ENV-2016-3546-MND
Legal Description: Lots 5 & 6, TR 19363; FR 162,
TR 1875

In accordance with provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC) Sections 17.15 and 17.11 / Chapter 1A of the LAMC, Section 13B.7.3 H and I, the Advisory Agency approves Modified Vesting Tentative Tract Map No. VTT-74423-M1 composed of five lots, located at 6648 – 6670 N. Reseda Boulevard, for a maximum of **275 residential apartment units**, as shown on modified map stamp-dated August 15, 2025, in the Reseda – West Van Nuys Community Plan. This unit density is based on the C2 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.)

The Advisory Agency finds the project was assessed in Mitigated Negative Declaration, No. ENV-2016-3546-MND adopted on October 5, 2017; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated December 1, 2025, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

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

Any questions regarding this report may be directed to the Bureau of Engineering Permit Case Management Division – Land Development Group, via the Customer Service Request system at <https://dscsr.lacity.org/>

1. That a 5-foot wide strip of land be dedicated along Reseda Boulevard adjoining the subdivision to complete a 55-foot wide half right-of-way dedication in accordance with Boulevard II Standards of LA Mobility Plan.
2. That the City Department of Transportation in a letter to City Engineer shall determine that the alley merger area is not necessary for current and future Public Street.
3. In the event that Department of Transportation and Department of City Planning have no objections to the alley merger then the portion of the alley as shown on the tentative map dated September 19, 2016 and the modified vesting tentative tract map stamp-dated August 15, 2025, be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
4. That any surcharge fee in conjunction with the street merger requests be paid.
5. That a 30-foot wide new public alley right-of-way be dedicated at the terminus of the proposed alley merger and within the tract boundary as shown on tentative map dated September 19, 2016 and the modified vesting tentative tract map stamp-dated August 15, 2025. The proposed new alley shall intersect with Reseda Boulevard. A 10-foot by 10-foot property line alley corner cut cannot be obtained at this time since the cut corner area is not under the tentative tract property ownership.
6. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the

issuance of such building permits.

7. 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 August 11, 2016, Log No. 94070 and attached to the case file for Tract No. 74423.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

8. 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. Revise the Tract Map to show the building footprint and required yards for the structure on site per the issued building permit 20010-10000-05102.
 - b. Provide a copy of affidavit PK-1022. Show compliance with the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Show all street dedication as required by the 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.

Notes: Setbacks shall be based on Zone and number of story to the satisfactory of the Department of Building and Safety at the time of Plan Check.

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.

DEPARTMENT OF TRANSPORTATION

9. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
 - b. Reseda Boulevard is designated a Boulevard II in the City of Los Angeles Mobility Plan 2035. Driveway access to Reseda Boulevard shall be prohibited. Driveway

access shall be taken from the Alley.

- c. A minimum 60-foot reservoir space is required between any security gate or parking space and property line, to the satisfaction of DOT.
- d. A two-way driveway apron width of $W=30$ feet is required.
- e. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
- f. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

10. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req #75)
 - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. 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.

g. Fire Lane Requirements:

- (1) 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.
 - (2) 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.
 - (3) 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.
 - (4) Submit plot plans indicating access road and turning area for Fire Department approval.
 - (5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - (6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - (7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - (8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - (9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- h. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- i. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- j. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- k. Standard cut-corners will be used on all turns.

- I. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - (1) The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - (2) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - (3) In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - (4) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - (5) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- m. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
- n. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
- o. **FPB #105. 5101.1** Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- p. 2023 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
 - (1) When this exception is applied to a fully fire sprinklered residential building

equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- (2) It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - (3) This policy does not apply to single-family dwellings or to non-residential buildings.
- q. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - r. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
 - s. Entrance to the main lobby shall be located off the address side of the building.
 - t. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - u. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - v. Site plans shall include all overhead utility lines adjacent to the site.
 - w. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - x. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - y. Adequate off-site public and on-site private fire hydrants may be required. Their

number and location to be determined after the Fire Department's review of the plot plan.

- z. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

11. 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 SANITATION

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated February 24, 2017. 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

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

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby Fee be based on the RAS4 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. Street Trees
 - a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
 - b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and

planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact: Urban Forestry Division at: 213-847-3077 for tree removal permit information.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

16. 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 275 multi-family residential dwelling units.
 - b. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. Lighting along project walkways, parking areas, and entrances shall be shielded, down-facing, and directed on to the property.
 - h. That prior to the issuance of the building permit or the recordation of the final map, a copy of Case No. EAR-2025-3104-AH-HES-CDO-HCA shall be submitted to the satisfaction of the Advisory Agency. In the event Case No. EAR-2025-3104-AH-HES-CDO-HCA is not approved, the applicant shall submit a tract modification.
 - i. Note to the Zoning Engineer and Plan Check: Prior to recordation of the final map, the applicant shall be allowed to record a Covenant and Agreement for the purpose

of meeting Condition Nos. 10(g)(6), 10(g)(8), and S-3(e). No Certificate of Occupancy shall be issued until Condition Nos. 10(g)(6), 10(g)(8), and S-3(e) are met.

j. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the

Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

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

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

17. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770.M) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 18 - 21 of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
18. Prior to the recordation of the final map, the subdivider will 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:

Aesthetics (Landscape Plan)

~~MM-1 All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with Los Angeles Municipal Code (LAMC) Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.~~

Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

MM-2 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 or kill (Fish and Game Code Section 86).

- MM-3 If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall: 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.
- MM-4 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.
- MM-5 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. Construction personnel shall be instructed on the sensitivity of the area.
- MM-6 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.

Tree Removal (Public Right-of-Way)

- MM-7 Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- MM-8 The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- MM-9 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- MM-10 All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater)

- MM-11 Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. 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. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures (MM-12 through 14):
- MM-12 A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
- MM-13 "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- MM-14 "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities. Movement and removal of approved fencing shall not occur without prior approval by LADBS.

Human Health Hazard (Vector Control)

- MM-15 The property shall be maintained in a neat, attractive, and safe condition at all times.
- MM-16 On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- MM-17 Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- MM-18 Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- MM-19 Trash and garbage collection containers shall be emptied a minimum of once per week.
- MM-20 Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

Creation of a Health Hazard

- MM-21 Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s).
- MM-22 Approved plans for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s) shall be submitted to the decision-maker for retention in the case file.

Emergency Evacuation Plan

- MM-23 Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

Public Services (Police – Demolition/Construction Sites)

- MM-24 Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

Safety Hazards

- MM-25 The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.
- MM-26 The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

Inadequate Emergency Access

- MM-27 The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

Transportation / Traffic

- MM-28 Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.

- MM-29 Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- MM-30 Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- MM-31 Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- MM-32 Applicant shall implement required transportation/traffic mitigation measures to the satisfaction of LADOT.
- MM-33 The applicant shall comply with the requirements per the Department of Transportation letter dated August 2, 2017.

Tribal Cultural Resources

- MM-24 Impacts to cultural resources from the proposed project shall be mitigated through the salvage and disposition of Tribal resources that result from all ground-disturbing activities. Ground-disturbing activities include, but are not limited to, drilling, excavation, and trenching. The Applicant shall retain one Native American Monitor who shall be present during all ground-disturbing activities. Should a Tribal cultural resource be encountered, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) a qualified archaeologist who shall assess the find, and (2) all California Native American tribes that have informed the City that they are traditionally and culturally affiliated with the geographic area of the proposed project.
19. **Mitigation Monitoring Program (MMP).** The project shall be in substantial conformance with the mitigation measures in the attached MMP and attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide a written justification supported by substantial evidence as to why the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact.
- If the project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.
20. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City

or through a third-party consultant) approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two business days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

21. **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.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- 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.
- 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.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) No street lighting requirements.

Notes:

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

Conditions set: 1) by LADOT or 2) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- a. That submittal of hydrology and hydraulic calculations and drainage plans for review by the Valley District Engineering Office prior to recordation of the final map, construction of public drainage facilities or any other drainage systems will be required to drain the remainder of the alley not being merged and new dedicated alley to outlets satisfactory to the City Engineer.
- b. Improve Reseda Boulevard being dedicated and adjoining the subdivision by the construction of a concrete curb, a concrete gutter, and a new 18-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement.
- c. Improve the newly dedicated 30-foot wide alley by the construction of a suitable surfacing to provide a 30-foot wide alley including a 2-foot longitudinal center gutter, including construction of an alley intersection with Reseda Boulevard, together with any necessary removal and reconstruction of existing improvements.
- d. Improve the alley and alley intersection of the existing alley southerly of the tract boundary with Reseda Boulevard by replacing and the reconstruction of the entire existing alley and alley intersection satisfactory to the Valley District Office.
- e. Public alleys adjoining this development, or portions thereof, shall be designated as "fire lanes". Install traffic signs and paint the curbs in these public alleys to read "FIRE LANE - NO PARKING" satisfactory to LADOT and BOE prior to recordation of the final map. Furthermore, signs cannot be installed in the public alleys due to size limitations. Therefore, they must be installed on private property and be maintained by the property owner via a Covenant and Agreement (C&A). **Additionally**, concrete curbs shall also be constructed on private property adjoining the alley roadways and maintained by the property owner via a C&A.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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

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

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

Mitigated Negative Declaration, Case No. ENV-2016-3546-MND, was prepared for the project and circulated for 20 days beginning on August 17, 2017 and ending on September 6, 2017. Potential negative impacts could occur from the project's implementation due to:

- Aesthetics (Landscape Plan);
- Biological Resources
 - Habitat Modification for Nesting Native Birds, Non-Hillside or Urban Areas)
 - Tree Removal (Public Right-of-Way)
- Geology and Soils (Grading)
- Hazards and Hazardous Materials
 - Human Health Hazard – Vector Control
 - Creation of a Health Hazard
 - Emergency Evacuation Plan
- Public Services (Police – Demolition/Construction Sites)
- Transportation / Traffic
- Tribal Cultural Resources

The Deputy Advisory Agency finds, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Mitigated Negative Declaration (MND), Case No. ENV-2016-3546-MND, as circulated on August 17, 2017 and as adopted on October 5, 2017; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated December 1, 2025, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition Nos. 17 and 19 – 21.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-M1, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for

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

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Reseda – West Van Nuys Community Plan, which designates the site with a General Commercial land use designation. The land use designation lists the C1.5, C2, CR, C4, RAS3, RAS4, and P Zones as the corresponding zones. The project site is zoned [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO, which is consistent with the land use designation. The subject site is located within the Reseda Central Business District Community Design Overlay (CDO), as designated under the permanent Q Condition. The Reseda Central Business District CDO was established under Ordinance Nos. 176,557 and 176,558 effective May 2, 2005. The project site is also located within the River Improvement Overlay District (RIO) which regulates landscaping and screening (ZI-2358).

The project site has approximately 59,763 square feet of lot area. The applicant is requesting a density bonus under associated Case No. EAR-2025-3104-AH-HES-CDO-HCA, which would permit a density of 275 dwelling units over the entire C2 and P zoned approximately 59,763 square foot site if Case No. EAR-2025-3104-AH-HES-CDO-HCA is approved by the decision-maker. As such, with the approval of the requested 275 unit density under the associated density bonus case, Vesting Tentative Tract Map No. 74423-M1 will be consistent with the requested density.

Pursuant to LAMC Section 1706 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map

and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. The project site is zoned [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO, and the zoning would permit a maximum of 275 multi-family residential dwelling units on the approximately 59,763 square foot site if associated Case No. EAR-2025-3104-AH-HES-CDO-HCA is approved by the decision-maker.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Reseda Boulevard and the alley, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Engineering recommended that public alleys adjoining this development, or portions thereof, shall be designated as "fire lanes". The applicant is conditioned herein to install traffic signs and paint the curbs in these public alleys to read "FIRE LANE - NO PARKING" satisfactory to LADOT and BOE prior to recordation of the final map. Furthermore, signs cannot be installed in the public alleys due to size limitations. Therefore, signage must be installed on private property and be maintained by the property owner via a Covenant and Agreement (C&A). Additionally, concrete curbs shall also be constructed on private property adjoining the alley roadways and maintained by the property owner via a C&A. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The vacant, irregular-shaped, approximately 59,763 square foot project site includes five lots designated for General Commercial in the Reseda – West Van Nuys Community Plan area. A 20-foot alley bisects the site from north to south. Three lots zoned [Q]C2-1VL-CDO-RIO front along Reseda Boulevard to the west of the alley for approximately 180 linear feet. Two lots zoned [Q]P-1VL-CDO-RIO are located to the east of the alley. The lot has a depth of approximately 340 feet. A second alley borders the southern property line for a distance of approximately 175 linear feet where at turns at a right angle and terminates to the south.

On October 5, 2017, the Advisory Agency approved Case No. VTT-74423 at the subject site for a merger of the five lots and vacation of the existing alley that bisects the site from north to south. On May 9, 2018, Ordinance No. 185,479 became effective to change the zone across the site from [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO across the entire site under Case No. CPC-2016-3545-ZC-DB-SPR-CDO. Case No. CPC-2016-3545-ZC-DB-SPR-CDO was approved to allow a mixed-use residential and commercial development with 205 multi-family residential dwelling units including 11 percent of the units set aside for Very Low Income Households.

The applicant is now proposing a to modify the vesting tentative tract previously approved under Case No. VTT-74423. The applicant is not proposing any changes to the boundaries

of the vesting tentative tract as approved under Case No. VTT-74423. However, the applicant is not utilizing the grant under Case No. CPC-2016-3545-ZC-DB-SPR-CDO. As such, the applicant is not effectuating the previously approved zone change to (T)(Q)RAS4-1VL-CDO-RIO and is not proposing a mixed-use development with 205 residential dwelling units. Instead, the applicant is proposing to develop a project under associated Case No. EAR-2025-3105-AH-HES-CDO-HCA utilizing the underlying [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO Zones to develop a 100 percent affordable housing project with 275 multi-family residential dwelling units. Case No. EAR-2025-3105-AH-HES-CDO-HCA is being reviewed under a separate entitlement request.

The project site is physically suitable for the merger of five lots and the alley vacation as requested under Case No. VTT-74423-M1. The project site is located within 11.3 km (7 miles) from the Northridge Fault, but is not located within an Alquist-Priolo Fault Zone, Landslide area, Preliminary Fault Rupture Study Area, or Tsunami Hazard Area. The site is not located within a designated Hillside area or within a BOE Special Grading Area. The site is not located within a Very High Fire Hazard Severity Zone, Flood Zone, Watercourse, or Methane Hazard Site. The subject site is not located in a Coastal zone, and has no Coastal Bluff Potential or Canyon Bluff Potential. There are no know oil wells on or adjacent to the project site.

Further, as disclosed on ZIMAS, the subject site is not located within the Santa Monica Mountains Zone, and has no potential for Biological Resources, Mountain Lions, or Monarch Butterflies.

The subject site is located within an Urban Agricultural Incentive Zone, but no agricultural uses are proposed. The subject site is located within an Airport Hazard area (250 foot height limit above elevation 790), but the proposed six-story, 68 feet 3 inch in height structure (to the top of the parapet) does not exceed the height designated under the Airport Hazard area. The project will be further reviewed for proximity to the Van Nuys Airport during Plan Check by LADBS. The subject site is located within a Liquefaction area, as analyzed and mitigated to a less than significant level under related environmental Case No. ENV-2016-3546-MND and the Addendum.

Further, prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is outside of a Flood Zone. The site is not subject to the Specific Plan for the Management of Flood Hazard. The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The property to the north has a land use designation of General Commercial and is zoned [Q]C2-1VL-CDO-RIO. The site is developed with automobile uses. To the south, the

property is designated for General Commercial, is zoned [Q]C2-1VL-CDO-RIO, and is developed with a church. To the east, across the alley, properties are designated for General Commercial land use, are zoned [Q]P-1VL-CDO-RIO and (T)(Q)RAS4-1VL-CDO-RIO with an underlying zone of [Q]P-1VL-CDO-RIO. Sites to the east across the alley are improved with surface parking. To the west, across Reseda Boulevard, properties are designated General Commercial, are zoned [Q]C2-1VL-CDO-RIO and (T)(Q)RAS4-1VL-CDO-RIO with an underlying zone of [Q]C2-1VL-CDO-RIO and are improved with a mixed-use multi-family residential and commercial structure and automotive uses.

The project site, which is comprised of five parcels, consists of approximately 59,763 square feet of land and is vacant. Under associated Case No. EAR-2025-3104-AH-HES-CDO-HCA, the applicant proposes to construct a six story, maximum 63 feet 3 inches in height (68 feet 3 inches to the top of the parapet), 166,620 square foot, 275-unit multi-family residential affordable housing project. Case No. EAR-2025-3104-AH-HES-CDO-HCA is a separate entitlement case not reviewed herein, but will be reviewed by the appropriate decision-maker for compliance with the LAMC and for consistency with the proposed density and the zoning and land use designation.

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The project is further mitigated for soils under environmental Case No. ENV-2016-3546-MND and the Addendum. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC.

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

The project site is currently vacant. The project is mitigated under environmental Case No. ENV-2016-3546-MND for the removal of two street trees which have been removed. Currently, there are no trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with multi-family residential and commercial structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. Case No. ENV-2016-3546-MND was prepared for the associated Case No. VTT-74423 and circulated for 20 days beginning on August 17, 2017 and ending on September 6, 2017. Potential negative impacts could occur from the project's implementation due to Biological Resources (Habitat Modification for Nesting Native Birds and Tree Removal in the public right-of-way). The Addendum prepared for Case No. VTT-74423-M1 together with Case No. ENV-2016-3546-MND determined that with mitigation, as required herein, the project would not result in significant impacts relating to biological resources. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the 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 and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along insert N. Reseda Boulevard, which is a public street. The project site consists of a five lots identified as Lots 5 and 6, TR 19363 and FR 162, TR 1875 and is identified by the Assessor Parcel Nos. 2125-013-013 and 2125-015-030. As shown on the map stamped August 15, 2025, the existing alley that bisects the tract in a north-south direction will be vacated and merged into the subdivision. The existing alley partially bordering the site to the south will be maintained. A new alley is proposed to partially border the northern portion of the tract. As conditioned herein by the Bureau of Engineering and Los Angeles Fire Department, alleys will be utilized to provide fire access. There are no other known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL 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.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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 Modified Vesting Tentative Tract No VTT-74423-M1.

VINCENT P. BERTONI, AICP
Advisory Agency

Claudia Rodriguez

NAME

Claudia Rodriguez

CR:LFS

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN- PERSON APPEAL FILINGS



QR Code to Forms
for In-Person
Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

Department of City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied

with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

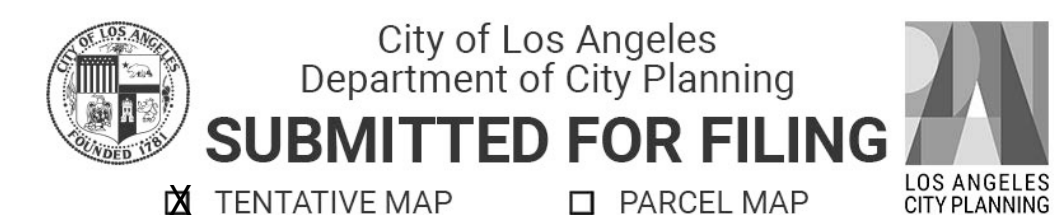
In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

VESTING TENTATIVE TRACT NO. 74423

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

MERGER AND RESUBDIVISION FOR SUBDIVISION PURPOSES



08/15/2025

- TENTATIVE MAP
- PARCEL MAP
- REVISED MAP
- EXTENSION OF TIME
- FINAL MAP UNIT
- MODIFIED

DEPUTY ADVISORY AGENCY

RESEDA BOULEVARD

LOT 1

PROPOSED 6 STORY APARTMENT BUILDING OVER
1 STORY BASEMENT

P.T.&T 4-B M.T.D. 33'-34' W. & (NOT SHOWN)
12" D.W.&P.W.S. 31' W. & (NOT SHOWN)
8" D.W.&P.W.S. (ABND.) 10' W. & (NOT SHOWN)
EX. 9" STORM DRAIN 18' W. & (NOT SHOWN)
EX. 27" SEWER 15' E. & (NOT SHOWN)

PROP. 30' ALLEY PER TYPICAL SECTION ON SHEET 1.

PROP. ALLEY INTERSECTION PER STD. PLAN S-420-2.

EXISTING BUILDING (TO BE REMOVED)

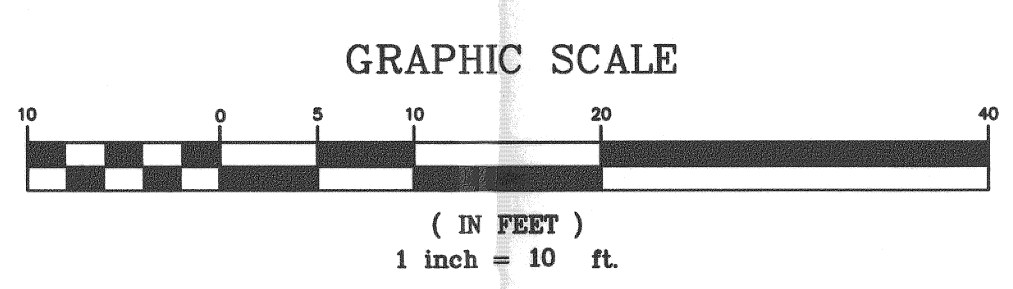
LIMIT OF PROPOSED UNDERGROUND BASEMENT BEYOND GROUND LEVEL (TYP.)

EXISTING BUILDING (TO BE REMOVED)

EXISTING BUILDING (TO BE REMOVED)

EXISTING BUILDING (TO BE REMOVED)

EXISTING ALLEY APRON TO REMAIN.
EX. 4" GAS 20' E. &
EX. 4" GAS 34' E. &



SUKOW ENGINEERING
13266 CANTARA STREET, NORTH HOLLYWOOD, CA 91605
(818) 781-0635
LAND PLANNING
CIVIL ENGINEER
SURVEYING

DATE
JULY 18, 2016
DRAWN
M.S.
DESIGNED
M.S.
CHECKED
M.S.

PREPARED EXCLUSIVELY FOR:
6648 RESEDA, LLC
P.O. BOX 16572
BEVERLY HILLS, CA 90209

NO.	REVISIONS	ENGR.	DATE

PREPARED UNDER THE DIRECTION OF:
Melvin L. Sukow
MELVIN SUKOW
R.C.E. 22673
9/12/2016
DATE

SHEET TITLE:
**VESTING
TENTATIVE TRACT NO. 74423**
6648, 6650, 6670 N. RESEDA BOULEVARD
RESEDA, CA

SHEET NO.
2
OF 2 SHEETS

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

September 22, 2021

Applicant/Owner

Stephen Plutsky
KLS Financial, LLC
15233 Ventura Boulevard #704
Sherman Oaks, CA 91403

Representative

Chris Nassiri
Iacobellis & Associates, Inc.
11145 Tampa Avenue, #21-B
Northridge, CA 91326

RE: Vesting Tentative Tract Map VTT-74423

Related Case: CPC-2016-3545-ZC-DB-SPR-CDO

CEQA: ENV-2016-3546-MND

Address: 6648-6670 North Reseda Boulevard

Community Plan: Reseda – West Van Nuys

Council District: 3 – Blumenfield

Existing Zone: [Q]C2-1VL-CDO-RIO and [Q]P1-1VL-CDO-RIO

Proposed Zone: (T)(Q)RAS4-1VL-CDO-RIO

Legal Description: Lots 5 and 6, Tract 19363

EXTENSION OF TIME

On October 5, 2017, the Advisory Agency approved Tentative Tract Map No. VTT-74423, located at 6648-6670 North Reseda Boulevard, for a maximum of 205 apartment units and 5,932 square feet of commercial space, as shown on map stamp-dated September 12, 2016, within the Reseda – West Van Nuys Community Plan Area. On March 28, 2018, the Mayor and City Council approved a Zone Change, Density Bonus, Site Plan Review, and Community Design Overlay Review for the demolition existing commercial and office structures, and the construction of six-story, 205-unit mixed-use building; and on May 9, 2018, Final Ordinance No. 185479 became effective. On August 16, 2021, the Applicant's Representative requested a time extension for the subject Vesting Tentative Tract Map and associated Case No. CPC-2016-3545-ZC-DB-SPR-CDO.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Los Angeles Municipal Code Section 17.15 B.2, the Deputy Advisory Agency hereby grants a six-year extension for the recording of the final map for approved Tentative Tract Map VTT-74423. In addition, pursuant to LAMC Section 12.36 G.3, legislative approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map. Therefore, the new expiration date for the subject map and associated Case No. CPC-2016-3545-ZC-DB-SPR-CDO is **October 5, 2026.**

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:MN:RR

cc: Councilmember Bob Blumenfield

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles -- Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: VTT-74423 \ CPC-2016-3545-ZC-DB-SPR-CDO PROJECT ADDRESS: 6648-6670 N. RESEDA BOULEVARD

DATE OF APPROVAL: OCTOBER 5, 2017 EFFECTIVE DATE OF APPROVAL: OCTOBER 16, 2017

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

EXTENSION REQUESTED TO ALLOW ADDITIONAL TIME IN ORDER TO CLEAR ALL CONDITIONS
OF APPROVAL AND RECORD THE FINAL MAP.

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled “By-Right Time Extensions per Ordinance 182,106” (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: STEPHEN PLUTSKY Company: KLS FINANCIAL, LLC
 Address: 15233 VENTURA BLVD. #704 Telephone: (818) 990 - 5328
 Zip: SHERMAN OAKS, CA 91403 E-mail: STEPHEN@KLSFINANCIAL.COM

Property Owner: PARK RESEDA, LLC Company: _____
 Address: 15233 VENTURA BLVD. #704 Telephone: (818) 990-5328
 Zip: SHERMAN OAKS, CA 91403 E-mail: STEPHEN@KLSFINANCIAL.COM

Representative: CHRIS NASSIRI Company: IACOBELLIS & ASSOCIATES, INC.
 Address: 11145 TAMPA AVENUE, #21-B Telephone: (818) 674-1396
 Zip: NORTHRIDGE, CA 91326 E-mail: CHRIS@TISURVEYING.COM

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

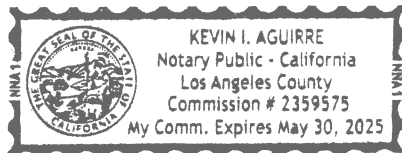
- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: STEPHEN PLUTSKY

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Los Angeles, On August 26, 2021 before me, Kevin I. Aguirre, Notary Public
(Insert Name of Notary Public and Title)
 personally appeared Stephen Plutsky, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

 (Seal)



Planning Staff Use Only

Amount <u>\$1308.72</u>	Invoice No. <u>75385</u>	Reviewed and Accepted by <u></u>	Date <u>9-22-21</u>
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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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ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
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ERIC GARCETTI
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EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

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

FAX: (213) 978-1275

<http://planning.lacity.org>

Decision Date: October 5, 2017

Appeal End Date: October 16, 2017

6648 Reseda, LLC (A/O)
P.O. Box 16572
Beverly Hills, CA 90209

Brad Rosenheim (R)
Rosenheim & Associates, Inc.
21600 Oxnard Street
Woodland Hills, CA 91367

Re: VTT-74423
Related Case: CPC-2016-3545-ZC
6648-6670 North Reseda Boulevard
Reseda – West Van Nuys Community Plan
Zone : [Q]C2-1VL-CDO-RIO
D.M. : 180-B-125
C.D. : 3
CEQA : ENV-2016-3546-MND
Legal Description: Lot 5; Tract 19363

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration (ENV-2016-3546-MND) as the environmental clearance, approved Vesting Tentative Tract No. 74423 composed of one parcel, located at 6648-6670 North Reseda Boulevard for a maximum **205 apartment units and 5,932 square feet of commercial space** as shown on map stamp-dated September 12, 2016 in the Reseda – West Van Nuys Community Plan and contingent upon the approval of Case No. CPC-2016-3545-ZC. (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 call (213) 482-7077, (310) 231-2901 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 5-foot wide strip of land be dedicated along Reseda Boulevard adjoining the subdivision to complete a 55-foot wide half right-of-way dedication in accordance with **Boulevard II** Standards of LA Mobility Plan.
2. That the City Department of Transportation in a letter to City Engineer shall determine that the alley merger area is not necessary for current and future Public Street.
3. That Department of the City Planning in a letter to the City Engineer shall also determine that the proposed alley merger area is consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.
4. In the event that Department of Transportation and Department of City Planning have no objections to the alley merger then the portion of the alley as shown on the tentative map dated September 19, 2016, be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
5. That any surcharge fee in conjunction with the street merger requests be paid.
6. That a 30-foot wide new public alley right-of-way be dedicated at the terminus of the proposed alley merger and within the tract boundary and as shown on the tentative tract map stamp dated September 19, 2016. The proposed new alley shall intersect with Reseda Boulevard. A 10-foot by 10-foot property line alley corner cut cannot be obtained at this time since the cut corner area is not under the tentative tract property ownership.
7. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

Note: questions regarding this report should be directed to Mr. Georgic Avanesian or Julia Li 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 August 11, 2016, Log No. 94070 and attached to the case file for Tract No. 74423.

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 affidavit AFF-21405, AFF-21406 and PK-1022. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Provide a copy of CPC case CPC-2016-3545-ZC-DB-SPR-CDO. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - d. Obtain Zone Change approval for the proposed zone. Zone Change must be recorded prior to obtaining Zoning clearance. Show compliance to applicable requirements.
 - e. 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.

Notes: Setbacks shall be based on Zone and number of story to the satisfactory of the Department of Building and Safety at the time of Plan Check.

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.

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. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
 - b. Reseda Boulevard is a designated Boulevard II in the City of Los Angeles Mobility Plan 2035. Driveway access to Reseda Boulevard shall be prohibited. Driveway access shall be taken from the Alley.
 - c. A minimum 60-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
 - d. A two-way driveway apron width of $W=30$ feet is required.
 - f. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
 - f. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Note: If you have any questions, you may contact Taghi Gharagozli at taghi.gharagozli@lacity.org or 818-374-4699.

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 Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.

- d. Entrance to the main lobby shall be located off the address side of the building.
- e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- f. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. 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.
- h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Policy Exception: L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - This policy does not apply to single-family dwellings or to non-residential buildings. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
- i. Entrance to the main lobby shall be located off the address side of the building.
 - j. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

- k. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- l. 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.
- m. 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.
- n. 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.
- o. Adequate public and private fire hydrants shall be required.
- p. Submit plot plans indicating access road and turning area for Fire Department approval.
- q. Standard cut-corners will be used on all turns.
- r. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- s. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- t. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- u. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- v. **SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE 5101.1**
Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- w. Site plans shall include all overhead utility lines adjacent to the site.
- x. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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

BUREAU OF SANITATION

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated February 24, 2017. 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).)

DEPARTMENT OF RECREATION AND PARKS

13. That the Quimby Fee be based on the RAS4 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

14. 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 205 dwelling units and 5,932 square feet of commercial space.
 - b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - c. 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.
 - d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - e. The applicant shall install an air filtration systems, which are 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 occupants of the project.
 - f. Lighting along project walkways, parking areas, and entrances shall be shielded, down-facing, and directed on to the property.

15. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2016-3545-ZC-DB-SPR-CDO shall be submitted to the satisfaction of the Advisory Agency. In the event the Zone Change, Density Bonus, or Site Plan Review are not approved, the subdivider shall submit a tract modification.
16. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Conditions per Ordinance 174,075.
17. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make eighteen (18) units of the apartment development available for rental or sale solely to very low- income households, at a rental or sales price determined to be affordable to (very low- income households) by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.
18. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS. Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

19. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) 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 No. 20 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
20. Prior to the recordation of the final map, the subdivider will 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:

Aesthetics (Landscape Plan)

MM-1 All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed

landscape architect in accordance with Los Angeles Municipal Code (LAMC) Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

- MM-2 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 or kill (Fish and Game Code Section 86).
- MM-3 If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall: 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.
- MM-4 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.
- MM-5 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. Construction personnel shall be instructed on the sensitivity of the area.
- MM-6 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.

Tree Removal (Public Right-of-Way)

- MM-7 Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- MM-8 The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall

be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).

- MM-9 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- MM-10 All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards

Grading (20,000 Cubic Yards, of 60,000 Square Feet of Surface Area or Greater)

- MM-11 Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- MM-12 The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- MM-13 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- MM-14 All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards

Human Health Hazard (Vector Control)

- MM-15 The property shall be maintained in a neat, attractive, and safe condition at all times.
- MM-16 On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- MM-17 Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- MM-18 Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- MM-19 Trash and garbage collection containers shall be emptied a minimum of once per week.
- MM-20 Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

Creation of a Health Hazard

- MM-21 Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s).
- MM-22 Approved plans for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s) shall be submitted to the decision-maker for retention in the case file.

Emergency Evacuation Plan

- MM-23 Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

Public Services (Police – Demolition/Construction Sites)

- MM-24 Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

Safety Hazards

- MM-25 The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.
- MM-26 The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

Inadequate Emergency Access

- MM-27 The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

Transportation/Traffic

- MM-28 Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.

- MM-29 Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- MM-30 Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- MM-31 Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- MM-32 Applicant shall implement required transportation/traffic mitigation measures to the satisfaction of LADOT.
- MM-33 The applicant shall comply with the requirements per the Department of Transportation letter dated August 2, 2017.

Tribal Cultural Resources

- MM-34 Impacts to cultural resources from the proposed project shall be mitigated through the salvage and disposition of Tribal resources that result from all ground-disturbing activities. Ground-disturbing activities include, but are not limited to, drilling, excavation, and trenching. The Applicant shall retain one Native American Monitor who shall be present during all ground-disturbing activities. Should a Tribal cultural resource be encountered, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) a qualified archaeologist who shall assess the find, and (2) all California Native American tribes that have informed the City that they are traditionally and culturally affiliated with the geographic area of the proposed project.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall

verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract 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 2010.

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

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements 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. No street lighting requirements.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.
 - (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. That submittal of hydrology and hydraulic calculations and drainage plans for review by the Valley District Engineering Office prior to recordation of the final map, construction of public drainage facilities or any other drainage systems will be required to drain the remainder of the alley not being merged and new dedicated alley to outlets satisfactory to the City Engineer.
 - b. Improve Reseda Boulevard being dedicated and adjoining the subdivision by the construction of a concrete curb, a concrete gutter, and a new 18-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement.

- c. Improve the newly dedicated 30-foot wide alley by the construction of a suitable surfacing to provide a 30-foot wide alley including a 2-foot longitudinal center gutter, including construction of an alley intersection with Reseda Boulevard, together with any necessary removal and reconstruction of existing improvements.
- d. Improve the alley and alley intersection of the existing alley southerly of the tract boundary with Reseda Boulevard by replacing and the reconstruction of the entire existing alley and alley intersection satisfactory to the Valley District Office.

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. This vesting map does not constitute approval of any variations from the Los Angeles Municipal Code (LAMC), unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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

The final map must 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 project was issued Mitigated Negative Declaration ENV-2016-3546-MND on September 6, 2017. Potential negative impacts could occur from the project's implementation due to:

Aesthetics	(Visual Impacts)
Biological Resources	(Landscaping Modifications/Removal)
Geology and Soils	(Demolition, Grading, and Construction Activities)
Hazards	(Hazardous Materials)
Public Services	(Level of Service Impacts)

Transportation/Traffic (Congestion, Traffic)
Tribal Cultural Resources (Grading)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2016-3546-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 Conditions No. 20 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, Stormwater 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 (AB3180), 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. 19.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. VTT-74423, 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Reseda – West Van Nuys Community Plan land use designates the subject property for General Commercial with corresponding zones of C1.5, C2, CR, C4, RAS3, RAS4 and P. The project site is located within the Reseda Central Business District Community Design Overlay. The proposed density is contingent upon the approval of a Zone Change from [Q]C2-1VL-CDO-RIO and [P]C2-1VL-CDO-RIO to RAS4-1VL-CDO-RIO over the entire site. The proposed density is also contingent upon a density bonus to permit a 61 feet in height incentive in lieu of the maximum of 50 feet allowed by the Reseda Central Business District (CBD) Community Design Overlay (CDO) Permanent [Q] Conditions (Ordinance No. 176,558) and to permit a 3.1:1 FAR (Floor Area Ratio) incentive in lieu of the maximum 3:1 FAR allowed in the RAS4 Zone. The proposed 205-unit residential apartment structure is permitted on the 59,724 net square-foot lot (1.37 acres) with the current land use designation of General Commercial, but needs approval of the concurrent case (CPC-2016-3545-ZC-DB-SPR-CDO) to update the zoning/density, allow incentives for height and floor area, site plan review and conformance with the Reseda CBD CDO.

The National Flood Insurance program rate maps, which are part of the floor Hazard Management Specific Plan adopted by Ordinance No. 178,081 have been reviewed and it has been determined that this project is not located in a hazardous flood area (Outside the Flood Zone).

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

“Design” is defined under Section 66418 of the State Subdivision Map Act to mean (1) street alignment grades and width; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and fire breakers; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

Reseda Boulevard is classified as a Boulevard II per the LA Mobility Standards, and is dedicated to a width of 110 feet at the project’s street frontage. The Bureau of Engineering (BOE) notes that there is an existing sewer available in the street adjoining the subdivision that the tract will connect to the public sewer system and will not result in violation of the California Water Code. BOE is also requiring that a 5-foot wide strip of land be dedicated along Reseda Boulevard, and it is requiring improvements by constructing a new concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements. The tentative map shows a 20-foot easement for ingress and egress, which will not be or obstructed. The lot size and shape after dedication is a 59,724 square-foot lot (1.37 acres).

The development is supported by Reseda – West Van Nuys Community Plan and the Citywide General Plan Framework Element objective and policies:

Reseda – West Van Nuys Community Plan

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.4: Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

Objective 1-3: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-3.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-3.2: Promote housing in mixed use projects in transit corridors, pedestrian oriented areas, and transit oriented districts.

Objective 2-1: To conserve and strengthen viable commercial development. To enhance the appearance of commercial districts, to promote the economic health, revitalization and public convenience by promoting orderly development and enhancement of the Commercial Business District (CBD).

Policy 2-1.2: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.3: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

General Plan Framework Element

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).

The Subdivision Map Act requires that the proposed map be consistent with the General Plan. The project consists of 50 studio units, 107 one-bedroom units, 34 two-bedroom units, and 14 three-bedroom units. Eighteen units will be set aside for Very Low Income Households. All units are proposed for rent apartments, which will increase the quantity of residents living in proximity to transit- and pedestrian-oriented areas. As conditioned and proposed, the proposed project will provide 307 parking spaces and 212 bicycle parking spaces in conformance with the Los Angeles Municipal Code. Therefore, as conditioned the design and improvements of the proposed project are consistent with the Reseda-West Van Nuys Community Plan, Framework Element and other General Plan Elements.

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

The site is a flat and an irregular-shaped lot. The site is located on the east side of Reseda Boulevard, two parcels north of the Los Angeles River. The project site is not located in a Hillside Area, Coastal Zone, Very High Fire Hazard Severity Zone, Flood Zone, Watercourse, Hazardous Waste / Border Zone Properties, Methane Hazard Site, High Wind Velocity Areas, Alquist-Priolo Fault Zone, Landslide, or Tsunami Inundation Zone. There are no parks or schools within 500 feet of the project site. However, the project is a half block (535 feet) north of Reseda Park. The site is 11.3 kilometers from the Northridge Fault. Although the subject site is located in a Liquefaction area, the recommendations and conditions provided by the Department of Building and Safety, Grading Division in the Soils Report Approval Letter (dated August 11, 2016) reveal that the site does not possess a liquefaction

potential with adherence to the conditions of approval identified in the Soils Approval letter.

The site is an under improved commercial property containing structures constructed from 1954-1957, which are scheduled for demolition. The site is an in-fill parcel in a developed urban area. Further, the apartments created by this subdivision would comply with area requirements of the proposed RAS4-1VL Zone and other provisions in the Los Angeles Municipal Code (LAMC). The physical implementation of the project would not cause substantial impacts beyond the baseline conditions and mitigations.

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

The subject site is surrounded by a variety of land uses, which include Community Commercial, General Commercial, Medium Residential, Low Medium II Residential, Low Residential, and Open Space. The adjacent properties to the north of the project are developed with one-story automotive commercial structures and surface parking lots in the [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO Zones. The adjacent properties to the northeast are developed with surface parking lots and a one-story institutional religious use structure in the R3-1-RIO Zone. The adjacent properties to the southeast are developed with multi-family residential structures, varying in height from one to four stories, and surface parking lots in the R3-1-RIO Zone. Adjacent properties to the south are developed with a one-story institutional religious use structure and surface parking lots in the [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO. Adjacent properties to the west are developed with surface parking lots and one-story commercial office use structures in the [Q]C2-1VL-CDO-RIO Zone.

The proposed project is a six-story, 205-unit mixed-use building. The density for this project is consistent with the proposed RAS4-1VL Zone. Additionally, the higher density is within 750 feet of several major bus stops located at the intersection of Vanowen Street and Reseda Boulevard.

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

The Initial Study prepared for the project identifies a potential adverse on environment and Biological Resources. Mitigation measures as indicated in the proposed Mitigated Negative Declaration are required as part of this approval. These measures will mitigate the above mentioned impact to biological resources to a less than significant level during construction.

A zone change was filed concurrently with this tract to change the existing [C2]-1VL-CDO-RIO and [P]P-1VL-CDO-RIO Zones to RAS4-1VL, in conformance with the General Plan Land Use Designation of General Commercial. There are no variances or exceptions required, all services and access to the proposed parcels

are to local standards, the parcel was not involved in a division of larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent as it is relatively flat, not located within a slope stability area, high erosion hazard area or a fault-rupture study zone. According to the tentative tract map, there are six non-protected, existing trees on-site. Four of the trees are proposed for removal. The two trees proposed to remain are located within the Reseda Boulevard right-of-way. The applicant has proposed a landscape plan accompanying the Zone Change request. Mitigation measures as indicated in the proposed Mitigated Negative Declaration are required as part of this approval. These measures will mitigate the above mentioned impacts to trees and other biological resources to a less than significant level during construction.

The project site, as well as the surrounding area, are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Therefore, the design and proposed improvement are not likely to cause damage to fish or wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the 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 and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

The project proposes vacation of an existing alley that bisects the project site from north to south. As proposed, the Vesting Tract Map dedicates a 30-foot alley along the northerly property line. The proposed Vesting Tract Map preserves the 20-foot alley along the southerly property line. Further, as a Condition of the Tract Map approval, the Bureau of Engineering requires improvement of both alleys, including adequate drainage and intersection treatments with Reseda Boulevard. There are no additional easements located on the property. With implementation of all requirements from the Bureau of Engineering and Department of Public works the proposed subdivision will not conflict with any additional easements located on the property.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

The lot is a flat, relatively rectangular-shaped lot with a street frontage of approximately 190 feet along Reseda Boulevard with a lot depth of 345 feet on the southern side of the property line and 340 feet on the northern side of the property line. The proposed project is for the relocation/vacation of the abutting public alley and for the merger and resubdivision of the existing six (6) lots in to one (1) lot. The project also proposes the subsequent construction, use, and maintenance of a new six (6)-story, 61 feet in height mixed-use project with 205 residential apartment units and 5,932 square feet of commercial space. As proposed, the residential apartment structure features apartment units that face the northerly, easterly, and southerly property lines. The design of the proposed project also includes apartment units that face an interior open space in the center of the proposed structure. Approximately 55 residential units of the proposed project face the southerly property line, approximately 77 residential units face the interior open space, approximately 45 units face the northerly property line, and approximately 28 units face the easterly property line. Although portions of the residential apartment building are oriented in the north and south direction, the structure of the buildings also gets southern exposure from the sun. The project's frontage on Reseda Boulevard to the west, including the proposed project's commercial space, receives the prevailing winds from the west and northwest from the Santa Ana winds which provide natural and cooling for the commercial space and the residential units that face the interior open space. The proposed project also includes landscaping that will further have a cooling effect. The local climate of the Valley is generally warmer than other parts of Los Angeles. The summers can reach the high 90s to over 100 degrees and the temperature in the winter does not fall below 40 degrees at night. The building has been designed in a way that does not result in reducing the allowable density while maintaining passive or natural heating and cooling opportunities.

In addition to the design of the subdivision, 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 additional trees for shade purposes and the height of the buildings on the site in relation to adjacent development. 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.

These findings shall apply to both the tentative and final maps for Tract No. VTT-74423.

VINCENT P. BERTONI, AICP
Director of Planning



SARAH HOUNSELL
Deputy Advisory Agency

TG:WH:mkc

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 City Planning Commission or 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 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077*

*Marvin Braude San Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Suite 251
Van Nuys, CA 91401
(818) 374-5050*

*West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901*

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

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

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.

VESTING TENTATIVE TRACT NO. 74423

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
MERGER AND RESUBDIVISION FOR SUBDIVISION PURPOSES

CONTRACT NO. 151
PROJECT NO. 151
DATE: 07/11/2016
BY: [Signature]

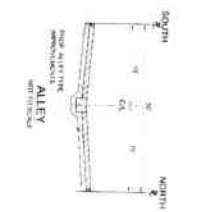
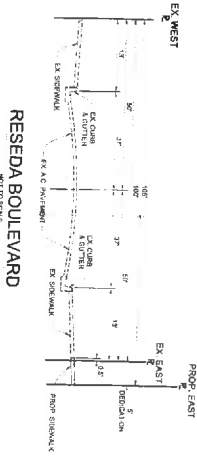
PROJECT NAME: MERGER AND RESUBDIVISION FOR SUBDIVISION PURPOSES
PROJECT ADDRESS: 6448 RESEDA BLVD, BEVERLY HILLS, CA 90209
OWNER: [Signature]
DESIGNER: [Signature]

PROPOSED PROJECT:

1. PROPERTY ADDRESS: 6448 RESEDA BLVD, BEVERLY HILLS, CA 90209
2. ZONING: R1-1
3. TRACT NO. 74423
4. TRACT AREA: 1.25 ACRES
5. GENERAL DATA: [Details about the project location and boundaries]

TREES

Tree No.	Tree Size	Tree Species
1	12"	PLUM BLOSSOM
2	12"	PLUM BLOSSOM
3	12"	PLUM BLOSSOM
4	12"	PLUM BLOSSOM
5	12"	PLUM BLOSSOM
6	12"	PLUM BLOSSOM
7	12"	PLUM BLOSSOM
8	12"	PLUM BLOSSOM
9	12"	PLUM BLOSSOM
10	12"	PLUM BLOSSOM
11	12"	PLUM BLOSSOM
12	12"	PLUM BLOSSOM
13	12"	PLUM BLOSSOM
14	12"	PLUM BLOSSOM
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95	12"	PLUM BLOSSOM
96	12"	PLUM BLOSSOM
97	12"	PLUM BLOSSOM
98	12"	PLUM BLOSSOM
99	12"	PLUM BLOSSOM
100	12"	PLUM BLOSSOM



10. LEGAL DESCRIPTION:

The description of the property is as follows: [Detailed legal description of the tract, including its location, area, and any easements or encumbrances.]

11. EASEMENTS:

The following easements are shown on the plan: [List of easements, including utility easements, access easements, and other rights.]

LEGEND:



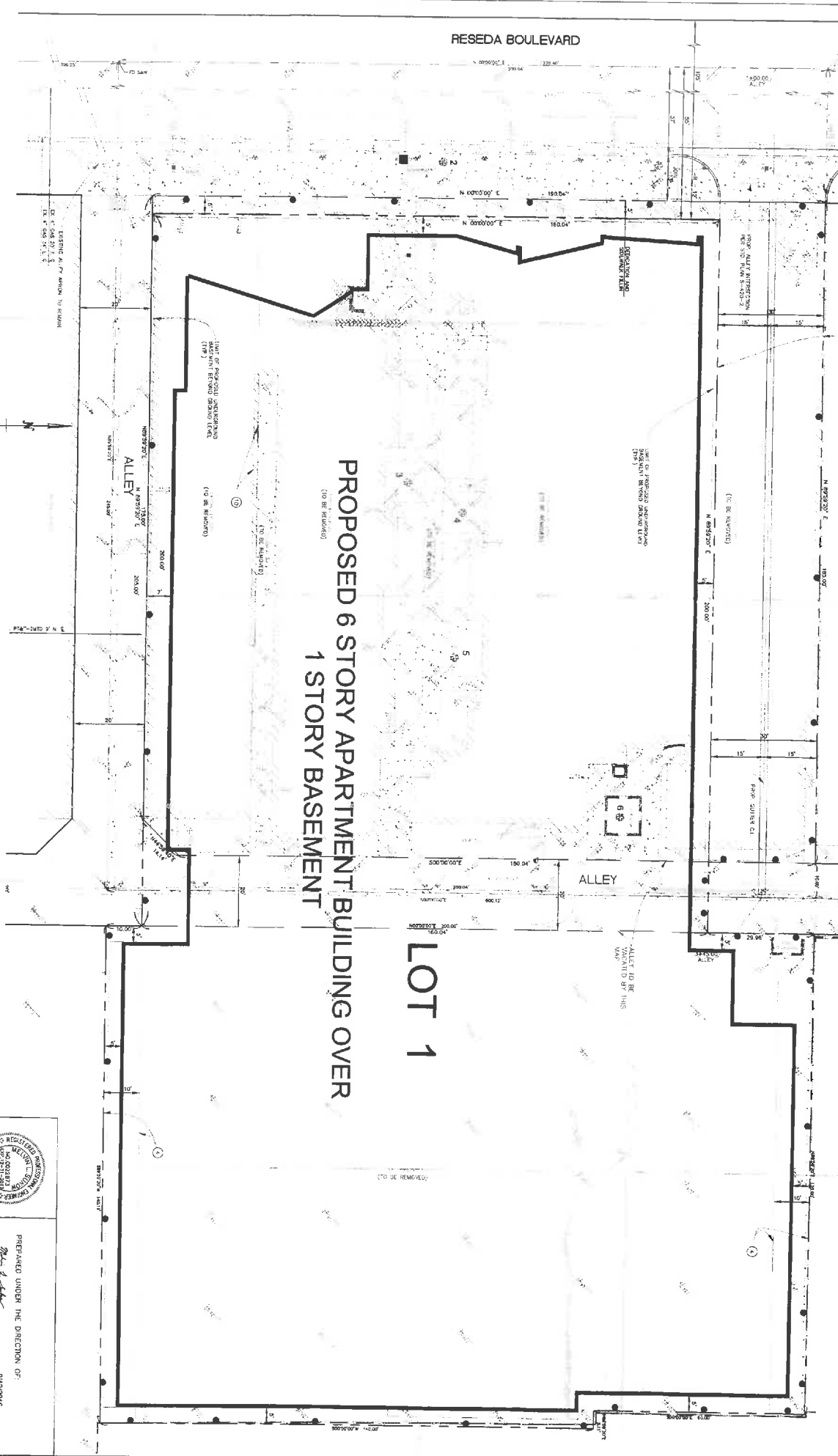
PREPARED UNDER THE DIRECTION OF:
Mervyn Sirkow
 MERVYN SIRKOW
 R.C.E. 22973
 DATE: 07/11/2016

SIRKOW ENGINEERING
 15000 CANTON AVENUE, SUITE 100, BEVERLY HILLS, CA 90209
 (310) 277-1800
 WWW.SIRKOW.COM

VESTING TENTATIVE TRACT NO. 74423

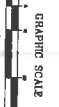
VESTING TENTATIVE TRACT NO. 74423
 IN THE CITY OF LOS ANGELES
 STATE OF CALIFORNIA
 MERGER AND RESUBDIVISION FOR SUBDIVISION PURPOSES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.
 2. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF LOS ANGELES.
 3. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE OF CALIFORNIA.
 4. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.
 5. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
 6. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE GOVERNMENT.
 7. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.
 8. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
 9. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE GOVERNMENT.
 10. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.



**PROPOSED 6 STORY APARTMENT BUILDING OVER
 1 STORY BASEMENT**

LOT 1



SUKOW ENGINEERING
 8700 CULVER STREET, NORTH HOLLYWOOD, CA 91308
 (818) 708-1111
 WWW.SUKOW.COM

DATE: 08/11/2016
 DRAWN BY: MELVIN SUKOW
 CHECKED BY: MELVIN SUKOW
 PROJECT: 8648 RESEDA, LLC
 8648 RESEDA, LLC
 BREWERY HILLS, CA 91028



PREPARED UNDER THE DIRECTION OF:
MELVIN SUKOW
 R.C.E. 22673
 DATE: 8/10/2016

VESTING TENTATIVE TRACT NO. 74423
 8648 RESEDA, LLC
 BREWERY HILLS, CA 91028