

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

MICHAEL NEWHOUSE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
KAREN MACK
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

June 24, 2025

Owner/Applicant

Zion Hen
5544 Yolanda Avenue
#307 Tarzana, CA 91356

RE: VTT-82084-SL

Address: 9363 N BURNET AVE
Community Plan: Mission Hills -
Panorama City-North Hills
Council District: 7 - Rodriguez
Zone: (T)(Q)RD3-1 CEQA:
ENV-2018-2848-CE CE

EXTENSION OF TIME

On February 24, 2022, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No.VTT-82084-SL located at 9363 Burnet Avenue, for a maximum of 7 small lots, pursuant to the LAMC Section 12.22 C.27, as shown on the revised map stamp-dated June 18, 2021, in the Mission Hills-Panorama City-North Hills Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final VTT-82084-SL.

Pursuant to Chapter 1, LAMC Section 13A.2.10, 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 purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map VTT-82084-SL and related Case Nos. APCNV-2018-2850-ZC, ZA-2023-5955-ZAA is February 24, 2031.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB: NR:AV

cc: Monica Rodriguez

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG

YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

**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

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: February 24, 2022

Zion Hen (A/O)
5544 Yolanda Avenue #307
Tarzana, CA 91356

Gorgy Moheb (E)
Gorgy Engineering Inc.
1545 Victory Boulevard, Unit 102
Glendale, CA 91201

Re: VTT-82084-SL
9363 N. Burnet Avenue
Mission Hills-Panorama City-North Hills
Community Plan Area
Zone : RA-1
D.M. : 198B145
C.D. : 7 - Rodriguez
CEQA : ENV-2018-2828-CE
Legal Description: Portion of Lot 47 (SEC 21
T2N R15W, Arb 1), Subdivision No. 1 of the
Property of the Porter Land and Water
Company Tract

Appeal End Date: March 7, 2022

In accordance with provisions of Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2018-2848-CE as the environmental clearance, and approves Vesting Tentative Tract Map No. VTT-82084-SL located at 9363 Burnet Avenue, for a maximum of **7 small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on the revised map stamp-dated June 18, 2021, in the Mission Hills-Panorama City-North Hills Community Plan. Further, in accordance with the provisions of LAMC Section 17.03 A, the Advisory Agency approves an adjustment to permit a 13-foot front yard on Lot 1 in lieu of the otherwise required 15-foot setback and side yard setbacks of 8-foot along the south property line in lieu of the otherwise required 10-foot setback for Lots 1-7. This unit density is contingent on the approval of Case No. APCNV-2018-2850-ZC for a zone change to (T)(Q)RD3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) 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 should be directed to Quyen Phan of the Land Development Section located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.

1. That an 8-foot-wide strip of land be dedicated along Burnet Avenue adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street standards of LA Mobility Plan.
2. That a variable width strip of land be dedicated along Columbus Avenue to complete a 60-foot right-of-way in accordance with Local Street standards of LA Mobility Plan.
3. That if this tract map is approved as a "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this tract map is approved as a small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" satisfactory to the City Engineer.
5. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
7. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
8. 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.
9. That all pedestrian common access easements be shown on the final map.

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.

10. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

11. 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 APC case APCNV-2018-2850-ZC. Show compliance with all the conditions/requirements of the APC case as applicable.
 - c. Small Lot Subdivision is not allowed in the RA-1 Zone. Obtain Zone Change approval from the Department of City Planning and City Council.
 - d. Zone Change Ordinance must be approved prior to obtaining Zoning clearance.
 - e. Provide a copy of the Zone change and show compliance to the Zone Change requirements/conditions as applicable.
 - f. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - g. The submitted map does not comply with the maximum density (3,000 square foot of lot area/dwelling unit) requirement of the proposed RD3 Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
 - h. Lot 1 does not comply with the minimum 15-foot front yard setback along Burnet Avenue after required street dedication is taken as required for the RD3 Zone. Obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
 - i. Lot Setback Matrix for Lot 7 shows a 10-foot southerly setback with a balcony projection into it. Revise the map to show compliance with LAMC Section 12.22 C.20 or obtain City Planning approval to allow setback into the required yard.

- j. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling units. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

DEPARTMENT OF TRANSPORTATION

If you have any questions, you may contact brandon.wilson@lacity.org or 818-374-4699.

- 12. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
 - b. Backing out onto Burnet Avenue shall be prohibited.
 - c. Widening is recommended at the Columbus Avenue driveway entrance at the property line. The width of the apron at the curb cut should be 30 feet.

- d. 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.
- e. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map.

Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

- 13. 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. 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.
 - d. 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.
 - e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - f. 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.

- g. 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.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- j. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- k. Site plans shall include all overhead utility lines adjacent to the site.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- m. 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.
- n. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- o. 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.
- p. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- q. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- r. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- s. 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.
- t. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

14. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, to implement demolition and construction conditions. The project site is located within a 500-foot radius of the Francisco Sepulveda Middle School and Carlos Santana Arts Academy. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone No. (213) 580-2950 or (213) 580-2900, and the principals or designees of the Sepulveda Middle School and Carlos Santana Arts Academy. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

15. 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

16. 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 December 31, 2018. 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

17. 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

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

19. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

A minimum of 10 trees (a minimum of 24-inch box in size) shall be planted as shown on the applicant's landscape plan dated June 2, 2020. Per the Tree Report prepared by McKinley and Associates dated May 1, 2018, the two protected *Quercus agrifolia* or Coast Live Oaks on proposed Lots 3 and 5 will be preserved in place. Two significant non-protected trees will also remain in place for a minimum of 14 trees on the subject site. As recommended in the Tree Report, protective orange fencing will be placed around the four trees to be protected in place.

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.

20. 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 7 small lots.
 - b. A Certificate of Occupancy (temporary or final) for the buildings in Vesting Tentative Tract No. 82084-SL shall not be issued until after the final map has been recorded.
 - c. The plans shall be revised to show how LID (low impact development) requirements are to be met.
 - d. The applicant's revised map and plans shall consistently label all views (north, south, east, west).
 - e. **Note to City Zoning Engineer and Plan Check.** The applicant's plans and map shall be revised to show perimeter setbacks that are consistent with the requested RD3 Zone except for a Zoning Administrator's Adjustment for a **13-foot front yard** along Burnet Avenue and **8-foot side yard** setbacks along the southerly property line was requested and approved herein. The

Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C.27:

- (i) **Setbacks** shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
1	13-foot (E)	3-foot (W)	20-foot (N)	8-foot (S)
2	20-foot (N)	8-foot (S)	3-foot (E)	3-foot (W)
3	20-foot (N)	8-foot (S)	3-foot (E)	3-foot (W)
4	20-foot (N)	8-foot (S)	3-foot (E)	3-foot (W)
5	20-foot (N)	8-foot (S)	3-foot (E)	3-foot (W)
6	20-foot (N)	8-foot (S)	3-foot (E)	3-foot (W)
7	12-foot (N)	8-foot (S)	3-foot (E)	15-foot (W)

- (ii) The Common Access Driveway may have a minimum width of 20 feet clear-to-sky.
- f. 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 along the north and south property lines, if no such wall already exists, except in required front yard.
- g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- h. 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.
- i. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- j. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

- k. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. **APCNV-2018-2850-ZC** shall be submitted to the satisfaction of the Advisory Agency. In the event that the zone change under Case No. APCNV-2018-2850-ZC is not approved, the subdivider shall submit a tract modification with applicable fees for reconsideration of the density.

I. 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 - STANDARD SMALL LOT CONDITIONS

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

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

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum

of 24-inch box trees for the unavoidable loss of desirable trees on the site. In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to the 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) 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.

- (d) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (e) Construct access ramps for the handicapped as required by the City Engineer.
- (f) Close any unused driveways satisfactory to the City Engineer.
- (g) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (h) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Burnet Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - a. A concrete curb, a concrete gutter, and a 6-foot concrete sidewalk to match the front of the new walk to the existing sidewalk to the north and the back of the new sidewalk at the new property line including landscaping of the parkway.
 - b. Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway. This half-roadway is to match the existing half-roadways already established along this portion of Burnet Avenue.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvement.
 - (2) Improve Columbus Avenue being dedicated and adjoining the subdivision by the removal of the existing non-permitted driveway and construct a new full-width concrete sidewalk along the entire frontage including any necessary removal and reconstruction of existing improvements.
 - (3) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

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)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 Class 1 and Section 15303 Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82084-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The 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 Mission Hills - Panorama City - North Hills Community Plan, which designates the site with a Low Medium I Residential land use designation. The land use designation lists the R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1 Zones as the corresponding zones. The Project Site is zoned RA-1. The applicant has applied for a Zone Change to RD3-1 under incidental Case No. APCNV-2018-2580-ZC; the requested RD3 Zone is consistent with the land use designation. The project site has approximately 21,555 square feet of lot area, which would permit a maximum of 7 small lot dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into 7 small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Footnote No. 7 of the Mission Hills-Panorama City-North Hills Community Plan states:

There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood.

The proposed residential development is appropriately conditioned herein to assure that the development is harmonious and compatible with the surrounding environment. The City's Small Lot Design Standards include requirements and standards for building design, pedestrian connectivity and access, and landscaping. These design elements will also be reviewed in the administrative clearance process under incidental Case No. ADM-2018-2849-SLD. Furthermore, if approved, incidental Case No. APCNV-2018-2580-ZC will be appropriately conditioned by the North Valley Area Planning Commission and the City Council.

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. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 and is consistent with the applicable General Plan.

The Citywide Framework Element sets forth a comprehensive long-term growth strategy for the City of Los Angeles. Chapter V of the Framework Element, Urban Form and Neighborhood Design, emphasizes the quality of development in the city. As such, Citywide Design Standards were developed, including Small Lot Design Standards. To further strengthen design standards for small lot subdivisions, LAMC Section 12.22 C.27 was updated on April 18, 2018, under Ordinance No. 185,462, to require that all small lot subdivision projects comply with the City Planning Commission's Small Lot Design Standards under a ministerial administrative clearance. As such, the proposed project is in compliance with the City's Small Lot Design Standards as follows:

- o Building Design – Dwelling Orientation: Lot 1 is oriented so that the primary entryway (“front door”) faces Burnet Avenue to provide a strong relationship to the street. As shown on the applicant's plans, Lots 2 – 7 shall be oriented so that the primary entryway (“front door”) faces the 3-foot-wide pedestrian stone easement to provide a connection to the shared pedestrian pathway.
- o Building Design – Primary Entryways: The primary entryway functions as a gateway when it is articulated and easy to find. As a gateway, the primary entryway simultaneously welcomes visitors, allows for seasonal decorations, and clearly delineates the boundaries of the private realm. As shown on the applicant's plans, the primary entryway shall provide the address or unit identification. The plans to show and ornamental low level lighting at the primary entryway and the entryway landing shall be enhanced with unique paving material or color that is differentiated from the pedestrian pathway, and the entryway door shall have a window. The plans show the recessed entryway is clearly dimensioned to show that the entryway is recessed at least 2 feet from the building façade to create a covered porch or landing area. The applicant's plans shall be clearly dimensioned to show that the level above the entryway provides an overhang of at least 6 inches to provide shade and shelter. Additionally, as shown on the applicant's plans, at least one stair step at the entryway shall be provided.
- o Building Design – Façade Articulation: The building façade is a crucial element in relating the building to the street and neighborhood. When doors, windows, awnings, and balconies are effectively placed, the overall quality of the project is enhanced. As shown on the applicant's plans, at least two building façade materials shall be used (Spanish style tile roof, smooth stucco finish in beige). The plans show balconies are clearly dimensioned

to show at least 6 inches in depth, and window treatments are clearly dimensioned to show that they are extruded or recessed from the building façade a minimum of 3 inches. The dimensioned to show that for at least every 10 vertical feet of the façade, there is a minimum 6 inches in depth break in the façade plane. As shown in the applicant's plans, window railings, molding, and tiles shall be used as architectural enhancements. The applicant's elevations shall be revised to identify all materials used (e.g., wood, glass, metal, cement board siding, tile). An additional complementary color is recommended in the design (e.g, tan or white).

- o Building Design – Roof Deck: The roof is one of the most important elements in the building design and serves to create a home that uniquely responds to interior function and exterior individuality. The roof deck is stepped back a minimum of 5 feet from all roof edges along the north and south elevations as the development abuts other residential uses and this will create a sense of privacy.
- o Building Design – Building Mass Variation: Variation in the building massing and placement creates a greater contrast in the façade and more articulated building edges. Building mass variation enhances the overall quality of the street by providing visual interest and a pedestrian scale.
- o Pedestrian Connectivity and Access – Pedestrian Pathways: Pedestrian pathways allow for safe and aesthetically pleasing pedestrian access. The plans shall show a direct pedestrian stone pathway of a minimum width of 3 feet from Burnet Avenue to the primary entryway of Lot 1. As shown on the applicant's plans, the 3-foot-wide pedestrian easement parallel to the common access driveway shall be treated with stone to distinguish the pathway from vehicular traffic. Additionally, the plans show the mailboxes shall be accessed via the pedestrian pathways. The trash/recycling bins are located within private garages for aesthetics and access to the pedestrian pathway.
- o Pedestrian Connectivity and Access – Fences/Walls: Fences and walls serve as a bridge between the public and private outdoor spaces. As shown on the applicant's plans, all fences abutting the street and open space areas shall be decorative. Fences abutting the right-of-way and common access area shall provide a point of entry into each lot. The applicant's plans shall be revised to show that all fences adjacent to the right-of-way are no more than 3.5 feet in height. Additionally, all fences and walls within the rear yard setback areas shall be no more than 8 feet in height except within the front yard depth.
- o Landscaping - Landscaping, Common Open Space Areas and Amenities: As shown in the applicant's plans, all setbacks and open areas not used for buildings parking areas, driveways, pedestrian pathways, utilities, and common open space shall be attractively landscaped and maintained.

Additional landscaping shall be provided within the minimum 6 foot in width building gap between each home so that the landscaping design is integrated with the building design.

Finally, the proposed project is required to meet Low Impact Development (LID) requirements as regulated by the City of Los Angeles, Board of Public Works. The project is conditioned herein to submit revised plans and a revised vesting tentative tract map to show how LID requirements are to be met.

Therefore, as conditioned herein, the proposed small lot subdivision is consistent with the applicable General Plans.

(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 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. If approved, the requested RD3-1 Zone would permit a maximum of 7 small lots or dwellings on the approximately 21,555 square foot site. As the map is proposed for a 7 small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from Burnet Avenue from the public rights-of-way for vehicular access. Secondary access will be provided from the Columbus Street driveway.

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 improvements to the public right-of-way along Burnet and Columbus Avenues, 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. Furthermore, the Department of Transportation has recommended widening the Columbus Avenue driveway entrance at the property line so that the width of the curb cut is 30 feet. 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 project site is currently developed with an approximately 1,357 square foot single-family dwelling and garage. City records show that the existing structures were built in 1945. All of the existing structures on site are proposed for removal.

According to the Tree Report prepared by McKinley and Associates dated May 1, 2018, there are seven trees on the subject site, including five non-protected trees and two protected trees (two *Quercus agrifolia* or Coast Live Oaks on proposed Lots 3 and 5). Each of the two protected Coast Live Oak trees will be preserved in place. Three of the five non-protected trees are proposed for removal (*Ficus benjamina* or Weeping Chinese Banyan; *Callistemon viminalis* or Weeping Bottlebrush; *Walshingtonia filifera* or California Fan Palm). One non-protected *Erythrina caffra* or Coral Tree and one non-protected *Jungans hindsii* or Northern California Black Walnut will remain. Since the three non-protected trees proposed for removal are over 8 inches in diameter, the Tree Report recommends replacing each tree to be removed with one 24-inch box size tree. The landscape plans submitted by the applicant show the four trees to remain in place with the addition of ten 24-inch box size trees (three *Geijera parviflora* or Australian Willow and seven *Lophostemon confertus* or Brisbane Box). As recommended in the Tree Report, protective orange fencing will be around the four trees to be preserved.

The project site is not located within a geographically designated specific plan area. The project site is located approximately 3.4 km from the Northridge Fault, which is the nearest Fault Zone, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is located within an Airport Hazard Zone, which applies to heights about 150-200 feet above Elevation 790. The applicant's plans show a maximum height of 30 feet, and therefore, the Airport Hazard Zone is not applicable. The subject site is located within the area identified as ZI-2438 Equine Keeping in the City of Los Angeles. However, no equine uses are proposed at the subject site. 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 not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The 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 abutting property to the north of the subject site is zoned (Q)RD3-1 with an underlying zone of RA-1 and is designated Low Medium I Residential by the Community Plan. That site is developed with 14 residential two-condominium uses. A single-family residential dwelling unit is cited to the south of the subject property on a lot zoned RA-1 and designated Low Medium I Residential. To the east, across Burnet Avenue, abutting properties are zoned (Q)RD3-1 with an underlying zone of RA-1 and designated Low Medium I Residential. These sites are improved with one 30-unit residential condominium project and one 25-unit residential condominium project. One abutting site to west is zoned RS-1 and designed for Low Residential land use by the Community Plan. That site is improved with a single-family residential dwelling unit. The other abutting site to the west, where Sepulveda Middle School and Carlos Santana Arts Academy are located, is zoned [Q]PF-1XL and designed for Public Facilities by the Community Plan.

Most of the sites in the surrounding area are designated for Low Medium Residential land use by the Community Plan and are zoned RA-1, (Q)RD3-1, and (T)RS-1. These sites are improved with one-story single-family residential dwelling units and two-story multi-family residential uses. A site at the corner of Burnet Avenue and Plummer Street is improved with a religious institution and associated parking, and a site to south of the subject site is developed with a religious institution. The surrounding area to the west of the subject site along Columbus Avenue and Tupper Street includes properties designated for Low Residential land use by the Community Plan and zoned RS-1 and (T)RS-1 with an underlying zone of RA-1. These sites are developed with single-family residential uses.

The project proposes to construct 7 small lot homes, which would be two stories with a maximum height of 30 feet. As proposed, the density and height are consistent with the land use designation, which would permit a maximum of 7 small lot homes, with a height of 45 feet and an unlimited number of stories. The requested Zone Change to RD3 is consistent with the Low Medium I land use designation.

Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with an approximately 1,357 square foot single-family dwelling and garage. City records show that the existing structures were built in 1945. All of the existing structures on site are proposed for removal. The two protected Coast Live Oak trees on the subject site will be preserved in

place. Three of the five non-protected trees on the subject site are proposed for removal. The project is conditioned herein to protect all trees to remain on site with orange fencing. Further, the project is conditioned to replace all trees to be removed with 24-inch box size shade trees due to the south facing rear yards.

The surrounding area is presently developed with structures, including multi-family and single-family residential uses and religious institutions. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the 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 Burnet Avenue, which is a public street. The subject site also abuts Columbus Avenue at the northwesterly corner of the lot. The project site consists of a parcel identified as Lot No. PT 47 SEC 21 T2N R1 5W of Tract Subdivision No. 1 of the Property of the Porter Land and Water Company and is identified by the Assessor Parcel No. 2656020001. While the project will provide a private easement for common/vehicular and pedestrian access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the 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.

ADJUSTMENT FINDINGS (Sections 17.03 and 12.28 C.4)

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject site is a rectangular-shaped narrow lot with 66 feet of frontage along Burnet Avenue and a depth of 325 feet when measured from east to west. The northwestern corner of the subject site abuts Columbus Avenue. The lot size of approximately 21,555 square feet allows for a 7 small lot subdivision; however, driveway access requirements along both Burnet Avenue and Columbus Avenue and the narrow lot configuration preclude the provision all yards as required by the RD3 Zone. While the provision of a 15-foot front yard along Burnet Avenue and 10-foot side yards along the south property line is impractical, the applicant nonetheless conforms with zoning regulations by meeting all other yard and setback requirements as conditioned herein. Therefore, while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE

COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The subject site is an infill property located on the west side of Burnet Avenue between Plummer Street to the north and Knapp Street to the south. The northwestern corner of the subject site abuts Columbus Avenue. The abutting property to the north of the subject site is zoned (Q)RD3-1 with an underlying zone of RA-1 and is designated Low Medium I Residential by the Community Plan. That site is developed with 14 residential two-condominium uses. A single-family residential dwelling unit is cited to the south of the subject property on a parcel zoned RA-1 and designated Low Medium I Residential. To the east, across Burnet Avenue, abutting properties are zoned (Q)RD3-1 with an underlying zone of RA-1 and designated Low Medium I Residential. These sites are improved with one 30-unit residential condominium project and one 25-unit residential condominium project. One abutting site to west is zoned RS-1 and designed for Low Residential land use by the Community Plan. That site is improved with a single-family residential dwelling unit. The other abutting site to the west, where the Sepulveda Middle School and Carlos Santana Arts Academy are located, is zoned [Q]PF-1XL and designed for Public Facilities by the Community Plan.

Most of the sites in the surrounding area are designated for Low Medium Residential land use by the Community Plan and are zoned RA-1, (Q)RD3-1, and (T)RS-1. These sites are improved with one-story single-family residential dwelling units and two-story condominiums. A site at the corner of Burnet Avenue and Plummer Street is improved with a religious institution and associated parking, and a site to south of the subject site is developed with a religious institution. The surrounding area to the west of the subject site along Columbus Avenue and Tupper Street includes properties designated for Low Residential land use by the Community Plan and zoned RS-1 and (T)RS-1 with an underlying zone of RA-1. These sites are developed with single-family residential uses.

The project proposes 7 small lot single-family homes with a maximum floor area of 2,111 square feet and a maximum height of 30 feet. The proposed use, floor area, and height is compatible with the surrounding single-family residential, multi-family residential, and institutional uses. The up to 20 percent adjustments in the front and side yards along the east and south property lines will allow for the development of the detached single-family dwelling which giving each an individual yard and street backs from both streets. The proposed project qualifies for a Categorical Exemption as the appropriate environmental clearance under CEQA, and no mitigation measures are proposed.

As such, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

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 project site is located within the Mission Hills - Panorama City - North Hills Community Plan, which designates the site with a Low Medium I Residential land use designation. The land use designation lists the R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1 Zones as the corresponding zones. The site is zoned RA-1. The applicant has applied for a Zone Change to RD3-1 under incidental Case No. APCNV-2018-2580-ZC; the requested RD3 Zone is consistent with the land use designation. The project site has approximately 21,555 square feet of lot area, which would permit a maximum of 7 small lot dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into 7 small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Footnote No. 7 of the Mission Hills-Panorama City-North Hills Community Plan states:

There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood.

The proposed residential development is appropriately conditioned herein to assure that the development is harmonious and compatible with the surrounding environment. The City's Small Lot Design Standards include requirements and standards for building design, pedestrian connectivity and access, and landscaping. These design elements will also be reviewed in the administrative clearance process under incidental Case No. ADM-2018-2849-SLD. Furthermore, if approved, incidental Case No. APCNV-2018-2580-ZC will be appropriately conditioned by the North Valley Area Planning Commission and the City Council.

The Citywide Framework Element sets forth a comprehensive long-term growth strategy for the City of Los Angeles. Chapter V of the Framework Element, Urban Form and Neighborhood Design, emphasizes the quality of development in the city. As such, Citywide Design Standards were developed, including Small Lot

Design Standards. To further strengthen design standards for small lot subdivisions, LAMC Section 12.22 C.27 was updated on April 18, 2018, under Ordinance No. 185,462, to require that all small lot subdivision projects comply with the City Planning Commission's Small Lot Design Standards under a ministerial administrative clearance. As previously discussed, the proposed project is conditioned herein to comply with the City's Small Lot Design Standards with respect to building design, pedestrian connectivity and access, and landscaping.

The project site is not located within a geographically designated specific plan area. Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82084-SL.

VINCENT P. BERTONI, AICP
Advisory Agency

Blake Lamb
Andrew Jorgensen, AICP

CR:AJ:LFS:SH:mr

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,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services
Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

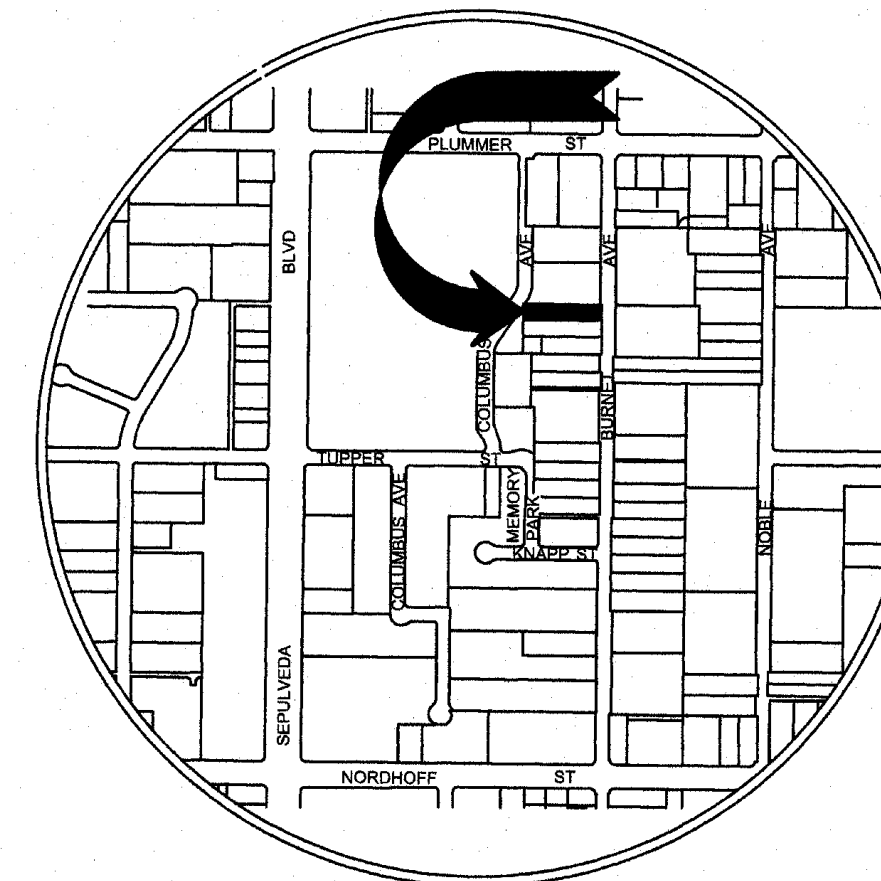
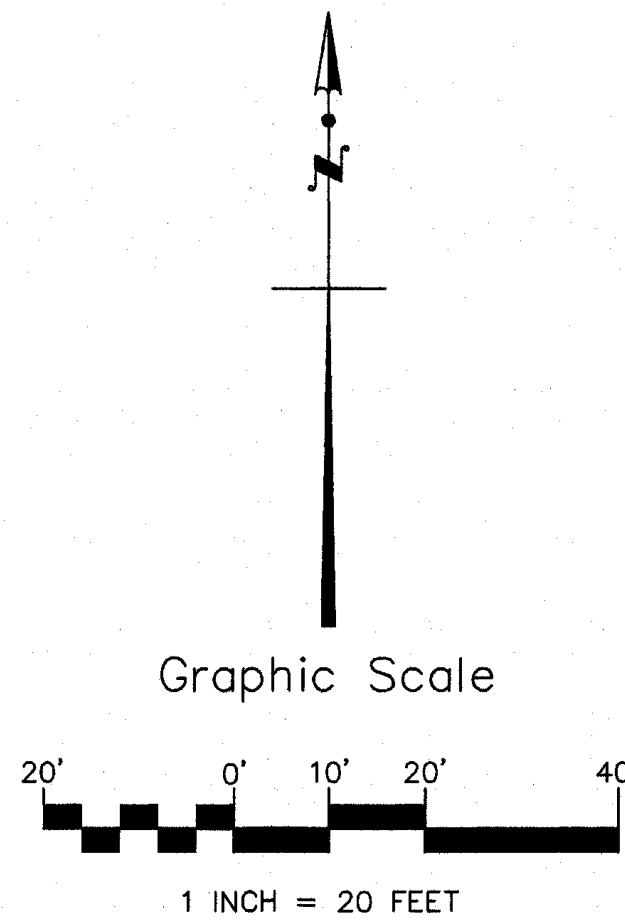
Forms are also available on-line at <http://cityplanning.lacity.org>

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

SETBACK MATRIX (Shown in feet and decimal feet)					
LOT	FY	RY	EAST Y	WEST Y	BUILDING CLEARANCE
1	13	3	20.5	8	N/A
2	20.5	8	3	3	6
3	21	7.5	3	3	6
4	21	7.5	3	3	6
5	20.5	8	3	3	6
6	20.5	8	3	3	6
7	21	7.5	3	15	N/A

LOT AREAS			
LOT	SQ.FT.	RFA SF.	HT FT.
1	3432	2105	30
2	2783	2111	30
3	2783	2111	30
4	2783	2111	30
5	2783	2111	30
6	2783	2111	30
7	3556	2111	30
Columbus DED.	19		
BURNET DED.	528		
TOTAL	21450		

VESTING TENTATIVE TRACT MAP NO. 82084 FOR SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES COUNCIL DISTRICT NUMBER 7



Vicinity Map (1"=800')

Benchmark

City of Los Angeles Benchmark 07-16535
WIRE SPK S CURB PLUMMER ST; 3FT W OF
BC CURB RET W OF COLUMBUS AVE FROM
THE SOUTH
ELEVATION = 859.650 FEET (2000 ADJ, NAVD
1988)

Legal Description

Progressive Title Company Order No. PR880140 dated
1/17/2018
The North 66 Feet of the West 325 Feet of the East 350
Feet of Lot 47, in Section 21 of the Porter Land and
Water Company, Subdivision No. 1, in the City of Los
Angeles, County of Los Angeles, State of California as per
map filed in book 31 pages 31, Et Seq. of miscellaneous
records, in the office of the County Recorder of Los
Angeles County.

Basis of Bearings

The bearings shown hereon are based on the bearing N
00°29'33" E of the centerline of Columbus Avenue, as
shown on the map of the Tract No. 49887, in the City of
Los Angeles, County of Los Angeles, State of California as
per map filed in book 1214 pages 5 and 6 of maps, in the
office of the County Recorder of Los Angeles County.

Boundaries are shown per a boundary survey for the
purposes of the proposed subdivision per this tentative
map.

Contact Information

APPLICANT / OWNER:
ZION HEN
5544 YOLANDA AVENUE #307
LOS ANGELES, CALIFORNIA 91356

ENGINEER:
MOHEB GORGY, PE
1545 VICTORY BOULEVARD, SUITE 102
GLENDALE, CALIFORNIA 91201
TEL. (818) 507-5747
MOHEB@GORGYENG.COM

LAND SURVEYOR:
NEIL C. HANSEN, PLS 9027
N.C. HANSEN, INC.
1545 VICTORY BOULEVARD, 2ND FLOOR
GLENDALE, CALIFORNIA 91201
TEL. (747) 215-6667
NEIL@NCHANSEN.COM
WWW.NCHANSEN.COM

NOTES

- SITUS: 9363 N. BURNET AVENUE, LOS ANGELES, CA 91343
- REQUESTING SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD-3 ZONE PURSUANT TO ORDINANCE NO. 176,354
- ZONE: RA-1 PENDING CONCURRENT ZONE CHANGE TO THE RD-3 ZONE (FOR SMALL LOT SUBDIVISION PURPOSES)
- EACH DWELLING TO HAVE INDIVIDUAL TRASH RECEPTACLE, STORED IN THEIR GARAGE
- THOMAS BROS. GRID; PAGE 501 GRID H6
- ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE DEMOLISHED. THERE ARE NO KNOWN EXISTING WELLS.
- PROPOSED PARKING: EACH DWELLING TO HAVE TWO (2) PARKING SPACES TOTAL = 14
- OAK TREES EXIST ON SITE AS SHOWN HEREON. NO CALIFORNIA BAY, WESTERN SYCAMORE, OR CALIFORNIA BLACK WALNUT TREES ON SITE.
- ALL TREES TO REMAIN UNLESS NOTED "TBR" ("TO BE REMOVED")
- LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP
- FINAL LOTS ARE TO BE BASED ON THE ARCHITECTURAL PLANS
- SEWER AND PUBLIC UTILITIES ARE AVAILABLE AND SERVICING THE SITE
- AIRPORT HAZARD: 150' HEIGHT LIMIT ABOVE ELEVATION 790 / 200' HEIGHT LIMIT ABOVE ELEVATION 790
- NOT IN HILLSIDE, SPECIAL HAZARD, LIQUEFACTION ZONE, FLOODWAY, OR MUD PRONE AREA, POTENTIALLY HAZARDOUS AREAS, GEOLOGICALLY HAZARDOUS AREAS, AREAS SUBJECT TO INUNDATION OR FLOOD HAZARDS.
- NOT WITHIN MULHOLLAND SCENIC PARKWAY
- EXISTING AREA: 23,100 S.F. (0.53 ACRES) GROSS (TO CENTERLINE OF BURNET AVENUE); 21,450 S.F. (0.49 ACRES) NET
- PROPOSED AREA (AFTER 8' DEDICATION ON BURNET AVE AND VARIABLE WIDTH DEDICATION ON COLUMBUS AVE: 20,902 S.F. (0.48 ACRES)
- Lot 1 REQUESTING TO REDUCE THE FRONT YARD SET BACK TO 13' IN LIEU OF 15' (13%)

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TENTATIVE MAP ☐ PARCEL MAP
JUN 18 2021
☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP ☐ MODIFIED
DEPUTY ADVISORY AGENCY