



SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **MAY 03 2023**

Case No.: AA-2020-4628-PMLA-1A
CEQA: ENV-2020-4629-CE
Plan Area: Encino – Tarzana

Council District: 4 – Raman

Project Site: 5031 – 5033 North Encino Avenue

Applicant: Ami Elkayam, Encino Estates Development, LLC
Representative: Camille Zeitouny, Zeitouny & Associates

Appellant 1: Sol and Giselle Dunst
Representative: Kristina Kropp, Luna & Glushon

Appellant 2: Neighborhoods First, a California Unincorporated Association
Representative: Robert L. Glushon, Luna & Glushon

At its meeting of **February 23, 2023**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following Project:

Subdivision of two adjoining 83,970 square-foot (gross)/83,095 square-foot (net) lots into four parcels located in the RA-1 Zone. Demolition of the existing single-family dwelling, accessory structures, tennis court and pool is proposed on Parcel B and C. There are no native, protective species on the project site.

1. **Determined**, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal in and **sustained** the Deputy Advisory Agency's decision to approve a Preliminary Parcel Map to merge and subdivide two abutting lots totaling 83,970 (gross)/83,095 (net) square feet into a maximum of four parcels with Modified Conditions of Approval and Amended Findings;
3. **Adopted** the Parcel Map;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Karadjian
Second: Menedjian
Ayes: Mather, Dierking
Absent: Barraza

Vote: 4 – 0



Linda Lou, Interim Commission Office Manager
South Valley Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the South Valley Los Angeles Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) is not further appealable and the decision is final.

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.

Attachments: Modified Conditions of Approval, Amended Findings, Interim Appeal Filing Procedures (CEQA)

c: Claudia Rodriguez, Senior City Planner
Laura Frazin-Steele, City Planner
Courtney Yellen, Planning Assistant

CONDITIONS OF APPROVAL

(As Modified by the South Valley Area Planning Commission at its meeting on February 23, 2023)

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That a 3-foot wide strip of land be dedicated along Encino Avenue adjoining the subdivision to complete a 33-foot wide half right-of-way dedication in accordance with **Collector Street** Standards of the LA Mobility Plan.
2. That a minimum 24-foot wide private street easement be provided for the proposed private street, including a minimum turning area at the terminus and 15-foot radius property easement line returns at the intersection with Encino Avenue all on alignments satisfactory to Valley District Engineering Office.
3. That if necessary sanitary sewer easement be dedicated full-width of the proposed private street.
4. That the private street easement be part of the adjoining parcels.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
6. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
7. That prior to recordation of final map, proposed names for private streets shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.
8. That the subdivider make a request to the Valley Engineering 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.

9. 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 the Soils Report Approval Letter dated July 14, 2020, Log No. 113714 and attached to the case file for Preliminary Parcel Map No. AA-2020-4628-PMLA.

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 Laura Duong at (213) 482-0434 to schedule an appointment.

10. 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 proof of lot cut dates for the existing two parcels to establish the existing legal boundary. If the two parcels were cut after July 29, 1962, obtain a Certificate of Compliance for each parcel from City Planning prior to obtaining the LADBS Zoning Clearance or obtain an approval from the Advisory Agency to not require a Certificate of Compliance in order to obtain the LADBS Zoning clearance.
 - c. Proposed Private Street shall comply with both Fire Department and Bureau of Engineering condition(s).
 - d. 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. Show compliance to the front yard requirement per the current code as measured from new property lines after dedication, if applicable for Proposed Lot A.

Notes:

The Lot frontage for each lot shall front along the proposed Private Street

The proposed project site to comply with ZI-2438 Equine Keeping in the City of Los Angeles for all proposed structures to the satisfactory of LADBS at the time of plan check.

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

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

DEPARTMENT OF TRANSPORTATION

Contact Brandon Wilson at brandon.wilson@lacity.org or 818-374-4699.

11. 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. A width of W=30 feet at the driveway apron curb cut is required for all two-way driveways, or to the satisfaction of DOT.
 - c. 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 Blvd., Room 320, Van Nuys, CA 91401.
 - d. 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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

12. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. 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)
 - d. 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.
 - e. Fire Lane Requirements:
 - 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.

- 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.
 - 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
 - Submit plot plans indicating access road and turning area for Fire Department approval.
 - All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - 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.
 - Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - 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 the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- f. 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.
- 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 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.

- i. 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.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- l. 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.
- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- o. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- p. Standard cut-corners will be used on all turns.
- q. 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.
- r. 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:
- s. 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.
- t. 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.

- u. 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.
- v. 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.
- w. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- x. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- y. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- z. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- aa. 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.
- bb. Entrance to the main lobby shall be located off the address side of the building.
- cc. 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.
- dd. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- ee. 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.
- ff. 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

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

14. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

15. 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 August 27, 2020. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org which 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.

17. 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

18. 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. 186,873 for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

A minimum of four trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 186,873, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.

Note: All protected tree removals must be approved by the Board of Public Works.

Contact: Urban Forestry Division at: 213-847-3077.

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.

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of four (4) lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in AA-2020-4628-PMLA shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - d. That prior to issuance of a certificate of occupancy, a minimum six (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. Prior to the issuance of any permit, the applicant shall submit a Protected Tree Report prepared by a Tree Expert, as required by LAMC Ordinance No. 186,873 for approval by the Bureau of Street Services, Urban Forestry Division.
 - h. 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 SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the 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 (1) 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.

SF-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 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) Prior to the recordation of the final map or issuance of the Certificate of

Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

- (2) Construct new street lights: three (3) on Encino Avenue.

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 ((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. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public and/or private drainage facilities within suitable easements will be required to drain the private street to an outlet approved by the City Engineer.
 - b. Improve the private street being provided by the construction of a minimum 20-foot alley type roadway; including a 2-foot wide concrete longitudinal gutter, the turning area, and the private street to Encino Avenue intersection, all satisfactory to the City Engineer.
 - c. Improve Encino Avenue being dedicated and adjoining the subdivision by the

construction of the following:

- (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkways.
- (2) Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway.
- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements.

Note:

Street trees exist along Encino Avenue and denial of their removal could impact the ability to widen the roadway. In the event that the Bureau of Street Services, Urban Forestry Division denies the removal of street trees, then improve Encino Avenue with the construction of the following:

Improve Encino Avenue being dedicated and adjoining the subdivision by the construction of a new integral concrete curb and gutter at the edge of the existing roadway pavement, a 5-foot wide concrete sidewalk, which can be meandering to reserve the tree trees, and landscaping of the parkways; including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.

- d. Construct necessary mainline and house connection sewers within the suitable easement to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However, the existing or proposed zoning may not permit this number of units.

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

(As Amended by the South Valley Area Planning Commission at its meeting on February 23, 2023)

FINDINGS OF FACT (CEQA)

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under State CEQA Guidelines, Article 19, Section 15315, Class 15 (Minor Land Divisions) for the merger and subdivision of two approximately 83,970 (gross)/83,095 (net) square-foot lots into four parcels.

Section 15315, Class 15, Minor Land Divisions, applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subject property is composed of two abutting lots located north of Ventura Boulevard with approximately 290 feet of frontage along Encino Avenue. The site is approximately 83,970 (gross)/83,095 (net) square-feet and is proposed for the merger and subdivision of four proposed lots: Parcel A, B, and C would consist of 20,773 square feet while Parcel D would consist of 20,774 square feet. The site is currently improved with a single-family dwelling, two accessory structures, a tennis court and pool to be demolished. The site is located within the Encino-Tarzana Community Plan area, with a land use designation of Very Low I Residential and is zoned RA-1. The RA-1 Zone would permit a maximum of four single family dwelling units. The Community Plan Footnote No. 5 states that Development of land located in a Very Low I Residential designation with a 15 percent natural slope or greater shall not exceed one dwelling unit per acre. According to the plans approved by LADBS, dated August 19, 2021, the site has a slope of 2 percent.

The Tree Report provided by Arsen Margossian dated July 19, 2022 surveyed a total of 112 trees including 107 on-site and five off-site (see Exhibit C). There are no protected tree species on or off-site per the Tree Report. The report states all on site trees will be removed except for the five off-site trees right outside the property line along Encino Avenue that will be preserved in place. The condition of the 112 trees was rated as follows: four are dead, seven are poor, 32 are fair, 59 are average, and 10 are good. None are rated in excellent condition. As such, 43 of the trees are under average condition. The project is conditioned under associated Case No. AA-2020-4628-PMLA-1A for review and approval by the Urban Forestry Division and Department of City Planning under updated Ordinance No. 186,873 effective February 4, 2021 for a 4:1 tree replacement for each tree removed. As conditioned, no street tree may be removed unless reviewed and approved by the Urban Forestry Division, Bureau of Public Works.

The applicant provided plans stamped by the Department of Building and Safety in compliance with the Housing Crisis Act (SB 330). The proposed improvements are disclosed herein; however, final review and approval of all new construction (single-family dwelling units, ADUs, pool, recreation room, basketball courts) is subject to review and approval of LADBS pursuant to LAMC requirements. Furthermore, the review and approval of ADUs is subject to State law and is not subject to CEQA. The review and approval of all ADUs falls under the jurisdiction of LADBS. The applicant proposes to improve Parcel A with a 5,981 square foot, 29.8 feet in height, two-story

single family dwelling unit with an attached garage, a 795 square foot accessory dwelling unit, recreation room, pool, and basketball court on a 20,773 square foot parcel. The applicant proposes to improve Parcel B with a 5,999 square foot, 26 feet in height, two-story single family dwelling with an attached garage, a 790 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. The applicant proposes to improve Parcel C with a 5,995 square foot, 28.9 feet in height, two-story single family dwelling unit with an attached garage, a 796 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. On Parcel D, the applicant proposes a 5,998 square foot, 28.5 feet in height, two-story single family dwelling with an attached garage, a 788 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,774 square foot parcel. The parcel 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.

ZIMAS shows that the subject site is located within an Equine Keeping Area (ZI-2438). The purpose of ZI-2438 is to ensure that existing equestrian-oriented neighborhoods are preserved and that future developments in these areas continue to contribute to the City's rich equestrian tradition. The Municipal Code has very specific provisions with regard to the keeping of equines, including LAMC Sections 12.22 A.19 (dwelling adjacent to an equine use) and 12.21 C.5(a) (location of animal keeping structure on a lot). No equine keeping use is proposed at this time. However, pursuant to ZI-2438, no building permit shall be issued by LADBS for any building which creates new habitable space on this site until the applicant completes and submits the "Equine Keeping Checklist Form" to LADBS prior to the issuance of the building permit. This form will be provided to the applicant by LADBS during the plan check process. LADBS will not issue a building permit for a residential building or addition (excluding non-habitable rooms) that does not comply with the equine keeping distance requirements, unless the Zoning Administrator makes an exception in accordance with LAMC Section 12.24 X.5 which would require a discretionary entitlement subject to review under CEQA.

The site is located within an Airport Hazard Zone (400 foot height limit above elevation 790), Urban Agriculture Incentive Zone and Liquefaction Zone. The site is not within a Hillside Area, Special Grading Area, Flood Zone, Very High Fire Hazard Severity Zone, Hazardous Waste/Border Zone, High Wind Velocity Area, or Methane Zone. There are no oil wells on site. The site is located approximately 9.59 km from the Hollywood Fault. The site is not located within an Alquist-Priolo Fault Zone, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Inundation Zone.

The project was reviewed by Planning staff using the Los Angeles Department of Transportation Vehicle Miles Traveled (VMT) calculator attached to the subject case file. Based on the project screening summary, the existing land use (one single-family dwelling) yields approximately 7 daily vehicle trips and 54 daily VMT, while the proposed land use (four single-family dwellings) is expected to yield 32 daily vehicle trips and 248 daily VMT. Based on these figures and LADOT screening criteria, no further traffic assessment is required for the project. It should be noted that the proposed accessory dwelling units are to be reviewed under a ministerial permit and are not subject to CEQA review.

None of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project.

Cumulative Impacts: The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. A review of City

records showed one successive parcel map, Parcel Map No. AA-2001-2654-PMLA, within a 1,500 foot radius from the subject site. On March 13, 2002, the Deputy Advisory Agency approved the preliminary Parcel Map No. AA-2001-2654-PMLA, located at 4955 Encino Avenue for three parcels.

Unusual Circumstances. The project does not involve unusual circumstances since the surrounding area is developed with single-family dwellings to the north and east and abuts one- to three-story commercial uses with associated parking to the west and south. These commercial uses are located along Ventura Boulevard, which is designated a Boulevard II under the Mobility Plan 2035. According to ZIMAS the subject site is not either prime farmland or farmland of statewide importance; wetlands, as defined in the US. Fish and Wildlife Service Manual, Part 660 FW2; within a special flood hazard area; within a regulatory floodway; a land identified for conservation in an adopted natural community conservation plan, habit conservation plan, or other adopted natural resource protection plan (LA County SEA); is not a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); and is not under a conservation easement.

A significant impact on light and glare would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area (developed with single-family uses to the north and commercial uses along Ventura Boulevard to the south, east, and west), a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. Light and glare impacts will be reviewed by LADBS as part of the plan check and permitting process and compliance with the Municipal Code regulations and regulatory compliance measures associated with single-family development will be required. Therefore, light and glare impacts would not pose any unusual circumstances.

Scenic Resources. The proposed project will not damage scenic resources in a State scenic highway. The site is not located on a State scenic highway. The City of Los Angeles Mobility Element 2035 indicates that no State scenic highway is located in proximity to the subject site.

Hazardous Waste. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup,

permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites.

Historical Resources. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource.

Finally, the lot sizes proposed after the subdivision are in conformance with the Community Plan Very Low I Residential land use designation and the RA-1 Zone. The project does not require any variances, Code deviations, and/or exceptions. All services and access to the proposed parcels to local standards are available as conditioned. Since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15315, Class 15, and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2020-4628-PMLA-1A the South Valley Area Planning Commission 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 17.50, parcel maps are to be designed in conformance with the parcel 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 Encino-Tarzana Community Plan, which designates the site with a Very Low I Residential land use designation. The land use designation lists the RE20 and RA Zone as the corresponding zones. The Project Site is zoned RA-1, which is consistent with the land use designation. Pursuant to LAMC Section 12.07, which regulates the RA Zone, a minimum of 17,500 square feet of lot area is required. Parcel Map No. AA-2020-4628-PMLA (prepared by a registered professional civil engineer licensed in the State of California) shows that the project site composed of two lots is 83,970 square feet (gross), and after dedication, will have approximately 83,095 square feet (net) of lot area. This will

permit a maximum of four lots after dedication ($83,095/17,500 = 4.7$). These calculations are further subject to review and approval by the Los Angeles Department of Building and Safety (LADBS) during plan check. The applicant is proposing to merge and subdivide the two lots into four parcels, each of which exceeds 17,500 square feet. Parcels A, B, and C are each proposed at 20,773 square feet and Parcel D is proposed at 20,774 square feet. The applicant proposes to develop each parcel with a single-family dwelling unit, which is consistent and in compliance with LAMC Sections 17.50, 17.05 B, and 12.07.

Furthermore, the applicant provided plans stamped by the LADBS to comply with the Housing Crisis Act (SB 330). These plans show the following proposed improvements on each of the four proposed parcels:

Parcel A: 5,982 square foot, 29.8 foot in height, two-story single family dwelling with an attached garage, a 795 square foot accessory dwelling unit, recreation room, pool, and basketball court on a 20,773 square foot parcel.

Parcel B: 5,999 square foot, 26 foot in height, two-story single family dwelling with an attached garage, a 790 square foot accessory dwelling unit, recreation room, pool, and basketball court on a 20,773 square foot parcel.

Parcel C: 5,995 square foot, 28.9 foot in height, two-story single family dwelling unit with an attached garage, a 796 square foot accessory dwelling unit, recreation room, pool, and basketball court on a 20,773 square foot parcel.

Parcel D: 5,998 square foot, 28.5 foot in height, two-story single family dwelling with an attached garage, 788 square foot accessory dwelling unit, recreation room, pool, and basketball court on a 20,774 square foot parcel.

All of the structures shown on the parcel map and plans submitted by the applicant are subject to the review and approval of LADBS under a separate permit pursuant to Municipal Code requirements. The accessory dwelling units are subject to review and approval by LADBS under a separate permit pursuant to LAMC Section 12.22 A.33 and State law. The pool and basketball courts are also subject to review and approval by LADBS.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer but 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 map. Parcel Map No. AA-2020-4628-PMLA was prepared by registered civil engineer Timothy N. Chen, License No. C68545. The parcel map also indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. The subject site is not located within a geographic specific plan area. 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 Sections 17.50 and 17.05 enumerate the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan.

The General Plan consists of seven State mandated elements, including Land Use, Housing, Conservation, Circulation, Noise, Open Space, and Safety. The City of Los Angeles General Plan consists of additional elements that are not State mandated, including the Framework Element. The Framework Elements can be considered the organizing Element because its policies address and connect all the Elements of the General Plan.

The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The subject parcel map conforms to the objectives and policies of the Framework Element as follows:

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 4.1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City’s residents.

Furthermore, the 2021-2029 Housing Element of the General Plan states:

The City of Los Angeles has experienced the most severe housing crisis of any major city in the United States for some time now. With a wave of evictions threatening to further increase Los Angeles’ homeless count and potentially move more families deeper into poverty, the devastating ways in which our housing crisis exacerbates existing disparities has become all too clear. The critical need for greater housing stability, affordability, equity and opportunity have never been more important.

The Housing Element includes the following goals, objectives, and policies:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Policy: 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City’s General Plan.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city’s diverse households.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

The Encino-Tarzana Community Plan includes the following goals, objectives, and policies:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

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...

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Objective 1-4: To promote and ensure the provision of adequate housing for all persons regardless of income, age or ethnic background.

Policy 1-4.3: Ensure that new housing opportunities minimize displacement of the residents.

Demographics for the Encino-Tarzana Community Plan area (2020 City of Los Angeles Department of City Planning) show a 13.4 percent increase in population from April 1, 2010 to the year 2020. Total housing units have increased by 7.8 percent with owner occupied units increasing by 32 percent and renter occupied units increasing by 14.1 percent. Further, statistics show only 2 percent of all structures in the area have been constructed in 2014 or later. Based on these statistics, there has not been a sharp increase in the development of housing units overall or single-family dwellings specifically between 2010 and 2020 in the Encino-Tarzana Community Plan area. Of the 34,160 dwelling units in Encino-Tarzana, 51.1 percent are single-family units and 48.7 percent are multi-family units which shows that single-family use in this geographic area is slightly over half. In comparison, Citywide demographics show that 63 percent of all housing units are renter occupied, while 37 percent are owner occupied. Furthermore, 37 percent of all housing Citywide is single-family housing while 62 percent of all housing Citywide is multiple family housing. There is a critical need for housing Citywide, and the applicant is proposing single-family housing on a lot zoned and designated by the Community Plan for single-family use. Furthermore, allowing four parcels zoned for single-family use in proximity to Ventura Boulevard allows for additional single-family housing, the preservation of existing single-family neighborhoods, reduced vehicular trips, and accessibility to services and facilities, all of which are consistent with Citywide and Community Plan housing goals.

The proposed density is consistent with the Community Plan Very Low I Residential land use designation, which corresponds to the RE20 and RA Zones. Furthermore, as indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. The project site is zoned RA-1 and would permit a maximum of four lots with a minimum area of 17,500 square feet on the approximately 83,970 (gross)/83,095 (net) square-foot site (1.93 acres). As the map is proposed for a four-parcel subdivision with a minimum lot size of 20,773 square feet, it

is consistent with the density permitted by the zone and is not an increase in density over the allowable zoning and/or land use.

The parcel 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 Department of Building and Safety (LADBS) will review the size and height of all structures proposed on site during the plan check and permitting process. LADBS will review the proposed accessory dwelling unit, pool, recreation room, and tennis courts under separate permits. The applicant has not requested to deviate from the RA-1 Zoning regulations and all uses will be in compliance with LAMC Section 12.07, which regulates the RA Zone, with regard to use, lot area, maximum residential floor area, height, and yards/setbacks. Use, area, height, residential floor area, and yards/setbacks are regulated by zone under the Municipal Code specifically to protect neighboring properties and privacy concerns. Compliance with equine standards pursuant to ZI-2438 will be reviewed by LADBS in the permitting and plan check process.

According to the Protected Tree Report submitted by Arsen Margossian, Consulting Arborist, dated July 19, 2022, 112 trees were surveyed including five trees in the public right-of-way. The condition of the 112 trees was rated as follows: four are dead, seven are poor, 32 are fair, 59 are average, and 10 are good. None are rated in excellent condition. As such, 43 of the trees are under average condition. The project is conditioned herein for review and approval by the Urban Forestry Division and Department of City Planning under updated Ordinance No. 186,873 effective February 4, 2021 for a 4:1 tree replacement for each tree removed. The 4:1 tree replacement as conditioned herein as well as the conditions requiring a revised landscape plan are consistent with the Municipal Code and November 2021 Plan for a Healthy Los Angeles, a Health, Wellness, and Equity Element of the General Plan, which discusses the importance of trees, clean air, and climate resilience to protect residents from the public health of climate change. As conditioned, no street tree may be removed unless reviewed and approved by the Urban Forestry Division, Bureau of Public Works.

The project was reviewed by Planning staff using the Los Angeles Department of Transportation Vehicle Miles Traveled (VMT) calculator attached to the subject case file. Based on the project screening summary, the existing land use (one single-family dwelling) yields approximately 7 daily vehicle trips and 54 daily VMT, while the proposed land use (four single-family dwellings) is expected to yield 32 daily vehicle trips and 248 daily VMT. It should be noted that the proposed accessory dwelling units are to be reviewed under a ministerial permit and are not subject to CEQA review. Based on the VMT calculations and LADOT screening criteria, no further traffic assessment is required for the project.

The Bureau of Engineering reviewed the parcel 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 Encino Avenue, 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. As recommended by the Bureau of Street Lighting, prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within

the boundary of the development into a Street Lighting Maintenance Assessment District. As conditioned, the design and improvements of the proposed subdivision are consistent with the Framework Element of the General Plan, the Housing Element of the General Plan, and the Encino-Tarzana Community Plan.

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

The project site, which is comprised of two parcels, consists of approximately 83,970 (gross)/83,095 (net) square feet of land and is developed with a single-family dwelling and accessory structures. Under the project, the applicant proposes to merge and subdivide the two existing lots into a maximum of four smaller parcels.

ZIMAS shows that the subject site is located within an Equine Keeping Area (ZI-2438). The purpose of ZI-2438 is to ensure that existing equestrian-oriented neighborhoods are preserved and that future developments in these areas continue to contribute to the City's rich equestrian tradition. The Municipal Code has very specific provisions with regard to the keeping of equines, including LAMC Sections 12.22 A.19 (dwelling adjacent to an equine use) and 12.21 C.5(a) (location of animal keeping structure on a lot). No equine keeping use is proposed at this time. However, pursuant to ZI-2438, no building permit shall be issued by LADBS for any building which creates new habitable space that does not comply with the equine keeping distance requirements, unless the applicant requests a discretionary entitlement subject to review under CEQA.

While the site is located within an Airport Hazard Zone (400 foot height limit above elevation 790), height restrictions are reviewed as part of the permitting and plan check process. The site is not within a Hillside Area, Special Grading Area, Flood Zone, Very High Fire Hazard Severity Zone, Hazardous Waste/Border Zone, High Wind Velocity Area, or Methane Zone. There are no oil wells on site. The site is located approximately 9.59 km from the Hollywood Fault. The site is not located within an Alquist-Priolo Fault Zone, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Inundation Zone.

While site is located within a Liquefaction area, the parcel 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 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 Geology and Soils Report Approval dated July 14, 2020, Log No. 113714 (see Exhibit D) and attached to the case file for Preliminary Parcel Map No. AA-2020-4628-PMLA. 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 map is physically suitable for the proposed density of the development.

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

The properties to the south along both sides of Ventura Boulevard are located within the Ventura/Cahuenga Boulevard Corridor Specific Plan. The sites to the south along the north side of Ventura Boulevard have a land use designation of Community Commercial and are zoned C4-1VL and (Q)C4-1VL. These sites are developed with various one- to three-story commercial uses (retail, restaurant, office) and associated parking. The

property to the west has land use designations of Community Commercial and General Commercial and is zoned (Q)C4-1VL, C4-1VL, and (Q)P-1 with an underlying zone of RA-1. These properties are developed with a multi-leveled commercial building including various retail stores and restaurants as well as a parking lot. The properties to the north and east have a land use designation of Very Low I Residential and are zoned RA-1. The properties are developed with single-family residences. A review of the surrounding neighborhood shows other sites improved with swimming pools and athletic courts.

The project site, which is comprised of two parcels, consists of approximately 83,970 (gross)/83,095 (net) square feet of land and is developed with a single-family dwelling and accessory structures. Under the project, the applicant proposes to merge and subdivide the two existing lots into a maximum of four smaller parcels. Parcel A proposes a 5,981 square foot, 29.8 foot in height, two-story single family dwelling unit with an attached garage, a 795 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. Parcel B proposes a 5,999 square foot, 26 feet in height, two-story single family dwelling with an attached garage, a 790 square foot accessory dwelling unit, recreation room, pool, and basketball court on a 20,773 square foot parcel. Parcel C proposes a 5,995 square foot, 28.9 feet in height, two-story single family dwelling unit with an attached garage, a 796 square foot accessory dwelling unit, recreation room, pool, and basketball court on a 20,773 square foot parcel. Parcel D proposes a 5,998 square foot, 28.5 feet in height, two-story single family dwelling unit with an attached garage, a 788 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,774 square foot parcel. The proposed improvements on each parcel have been preliminarily reviewed under the Housing Crisis Act (SB 330) by LADBS. The final approval for the improvements will be reviewed by LADBS in the permitting and plan check process. Furthermore, approval of the ADUs on each of the four parcels is subject to LADBS review and approval based on State law and LAMC Section 12.22 A.33

The parcel 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 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 Geology and Soils Report Approval dated July 14, 2020, Log No. 113714 (see Exhibit D). 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 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.**

ZIMAS records show that the subject site is not either prime farmland or farmland of statewide importance; wetlands, as defined in the US. Fish and Wildlife Service Manual, Part 660 FW2; within a special flood hazard area; within a regulatory floodway; a land identified for conservation in an adopted natural community conservation plan, habit conservation plan, or other adopted natural resource protection plan (LA County SEA); is not a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California

Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); and is not under a conservation easement. Furthermore, ZIMAS shows that none of the abutting residentially zoned and used sites to the north and east are either prime farmland or farmland of statewide importance; wetlands, as defined in the US. Fish and Wildlife Service Manual, Part 660 FW2; within a special flood hazard area; within a regulatory floodway; a land identified for conservation in an adopted natural community conservation plan, habit conservation plan, or other adopted natural resource protection plan (LA County SEA); is not a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); and is not under a conservation easement.

As has been previously discussed, the project is in conformance with the General Plan. The project conforms with Framework and Housing Element goals, objectives, and policies to increase the supply of housing Citywide. The project complies with the Encino – Tarzana Community Plan.

As previously stated, according to the Protected Tree Report submitted by Arsen Margossian, Consulting Arborist, dated July 19, 2022, 112 trees were surveyed including five trees in the public right-of-way. The condition of the 112 trees was rated as follows: four are dead, seven are poor, 32 are fair, 59 are average, and 10 are good. None are rated in excellent condition. As such, 43 of the trees are under average condition, which represents 40 percent of the 107 trees on site. The project is conditioned herein for review and approval by the Urban Forestry Division and Department of City Planning under updated Ordinance No. 186,873 effective February 4, 2021 for a 4:1 tree replacement for each tree removed. The 4:1 tree replacement as conditioned herein as well as the conditions requiring a revised landscape plan are consistent with the Municipal Code and November 2021 Plan for a Healthy Los Angeles, a Health, Wellness, and Equity Element of the General Plan, which discusses the important of trees, clean air, and climate resilience to protect residents from the public health of climate change. As conditioned, no street tree may be removed unless reviewed and approved by the Urban Forestry Division, Bureau of Public Works.

A significant impact on light and glare would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area (developed with single-family uses to the north and commercial uses along Ventura Boulevard to the south, east, and west), a moderate level of ambient nighttime light already exists. Nighttime lighting sources include

street lights, vehicle headlights, and interior and exterior building illumination. Light and glare impacts will be reviewed by LADBS as part of the plan check and permitting process and compliance with the Municipal Code regulations and regulatory compliance measures associated with single-family development will be required. Therefore, light and glare impacts would not pose any unusual circumstances.

Therefore, 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.

(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 Encino Avenue, which is a public street. The project site consists of two parcels identified as PT 1 and FR 2 (Arb 7), Block 16, TR 2955 and is identified by the Assessor Parcel Map No. 2257-008-006. 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 parcel map. While the project will provide a private easement for common/vehicular 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 map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel 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.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2020-4628-PMLA-1.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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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

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: January 3, 2023

Appeal End Date: January 18, 2023

Ami Elkayam (A)(O)
Encino Estates Development, LLC
1101 Quail Street
Newport Beach, CA 92660

Camille Zeitouny (R)
Zeitouny & Associates
18243 Senteno Street
Rowland Heights, CA 91748

Case No.: AA-2020-4628-PMLA
Address: 5031-5033 N. Encino Avenue
Planning Area: Encino – Tarzana
Zone: RA-1
D.M.: 171B129
C.D.: 4 – Raman
CEQA: ENV-2020-4629-CE
Legal Description: Lot FR 2 and PT 1(Arb 7),
TR 2955

The Advisory Agency determined, based on the whole of the administrative record, Case No. ENV-2020-4629-CE, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15315, **Class 15 and Section 15332, Class 32 (Infill Development)** and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies. In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **approved** Preliminary Parcel Map No. AA-2020-4628-PMLA, composed of two (2) lots, located at 5031-5033 North Encino Avenue for a maximum of **four (4) lots**, as shown on the stamped map dated August 6, 2020, in the Encino-Tarzana Community Plan. This unit density is based on the RA-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 Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling

(213) 808-8917.

1. That a 3-foot wide strip of land be dedicated along Encino Avenue adjoining the subdivision to complete a 33-foot wide half right-of-way dedication in accordance with **Collector Street** Standards of the LA Mobility Plan.
2. That a minimum 24-foot wide private street easement be provided for the proposed private street, including a minimum turning area at the terminus and 15-foot radius property easement line returns at the intersection with Encino Avenue all on alignments satisfactory to Valley District Engineering Office.
3. That if necessary sanitary sewer easement be dedicated full-width of the proposed private street.
4. That the private street easement be part of the adjoining parcels.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
6. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
7. That prior to recordation of final map, proposed names for private streets shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.
8. That the subdivider make a request to the Valley Engineering 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.

9. 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 the Soils Report Approval Letter dated July 14, 2020, Log No. 113714 and attached to the case file for Preliminary Parcel Map No. AA-2020-4628-PMLA.

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 Laura Duong at (213) 482-0434 to schedule an appointment.

10. 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 proof of lot cut dates for the existing two parcels to establish the existing legal boundary. If the two parcels were cut after July 29, 1962, obtain a Certificate of Compliance for each parcel from City Planning prior to obtaining the LADBS Zoning Clearance or obtain an approval from the Advisory Agency to not require a Certificate of Compliance in order to obtain the LADBS Zoning clearance.
 - c. Proposed Private Street shall comply with both Fire Department and Bureau of Engineering condition(s).
 - d. 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. Show compliance to the front yard requirement per the current code as measured from new property lines after dedication, if applicable for Proposed Lot A.

Notes:

The Lot frontage for each lot shall front along the proposed Private Street

The proposed project site to comply with ZI-2438 Equine Keeping in the City of Los Angeles for all proposed structures to the satisfactory of LADBS at the time of plan check.

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

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

DEPARTMENT OF TRANSPORTATION

Contact Brandon Wilson at brandon.wilson@lacity.org or 818-374-4699.

11. 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. A width of W=30 feet at the driveway apron curb cut is required for all two-way driveways, or to the satisfaction of DOT.
 - c. 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 Blvd., Room 320, Van Nuys, CA 91401.
 - d. 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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

12. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.

- c. 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)
- d. 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.
- e. Fire Lane Requirements:
 - 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.
 - 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.
 - 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
 - Submit plot plans indicating access road and turning area for Fire Department approval.
 - All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - 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.
 - Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - 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 the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

- No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- f. 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.
- 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 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.
- i. 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.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- l. 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.
- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- o. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- p. Standard cut-corners will be used on all turns.

- q. 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.
- r. 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:
- s. 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.
- t. 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.
- u. 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.
- v. 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.
- w. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- x. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of

the final map for that phase. Each phase shall comply independently with code requirements.

- y. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- z. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- aa. 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.
- bb. Entrance to the main lobby shall be located off the address side of the building.
- cc. 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.
- dd. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- ee. 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.
- ff. 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

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-

3. (c).

14. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

15. 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 August 27, 2020. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org which 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.

17. 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

18. 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 four trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street

Services and the Advisory Agency.

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

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.

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of four (4) lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in AA-2020-4628-PMLA shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - d. That prior to issuance of a certificate of occupancy, a minimum six (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. Prior to the issuance of any permit, the applicant shall submit a Protected Tree Report prepared by a Tree Expert, as required by LAMC Ordinance No. 186,873 for approval by the Bureau of Street Services, Urban Forestry Division.
 - h. 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.

20. 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.
21. 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.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the 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 (1) 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.

SF-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 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) Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- (2) Construct new street lights: three (3) on Encino Avenue.

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) in compliance with a Specific Plan, 2) by LADOT, or 3) 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 ((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. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public and/or private drainage facilities within suitable easements will be required to drain the private street to an outlet approved by the City Engineer.
 - b. Improve the private street being provided by the construction of a minimum 20-foot alley type roadway; including a 2-foot wide concrete longitudinal gutter, the turning area, and the private street to Encino Avenue intersection, all satisfactory to the City Engineer.
 - c. Improve Encino Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkways.
 - (2) Suitable surfacing to join the existing pavements and to complete a 20-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.

Note:

Street trees exist along Encino Avenue and denial of their removal could impact the ability to widen the roadway. In the event that the Bureau of Street Services, Urban Forestry Division denies the removal of street trees, then improve Encino Avenue with the construction of the following:

Improve Encino Avenue being dedicated and adjoining the subdivision by the construction of a new integral concrete curb and gutter at the edge of the existing roadway pavement, a 5-foot wide concrete sidewalk, which can be meandering to reserve the tree trees, and landscaping of the parkways; including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.

- d. Construct necessary mainline and house connection sewers within the suitable easement to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However, the existing or proposed zoning may not permit this number of units.

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 Department of City Planning issued Case No. ENV-2020-4629-CE. Based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3 and Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project request is for a preliminary parcel map for the merger of two (2) adjoining 83,970 (gross)/83,095 (net) square-foot lots and subdivision into four (4) parcels located in the RA-1 Zone. Parcel A, B, and C would consist of 20,773 square feet while Parcel D would consist of 20,774 square feet. The proposed parcels are all to be improved with a single-family dwelling unit, an accessory dwelling unit, recreation room, pool and basketball court. The site is currently improved with a single-family dwelling, two (2) accessory structures, a tennis court and pool to be demolished. As a small lot subdivision for the proposed use of low residential, and a project which is characterized as the division

of property in urbanized areas and consists of construction of small facilities or structures, the project qualifies for the Class 3 and Class 15 Categorical Exemptions.

The site is zoned RA-1 and has a General Plan Land Use Designation of Very Low I Residential. As shown in the case file, the project is consistent with the applicable Encino - Tarzana Community Plan designation and policies and all applicable zoning designations and regulations. The RA-1 Zone would permit a maximum of one (1) single family dwelling unit. The Community Plan Footnote No. 5 states that Development of land located in a Very Low I, Very Low II designation with a 15% natural slope or greater shall not exceed one (1) dwelling unit/acre. According to the plans approved by the Los Angeles Department of Building and Safety (LADBS), dated August 19, 2021, the site has a slope of two (2) percent. The site is located north of Ventura Boulevard with approximately 290 feet of frontage along Encino Avenue. The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.92 acres. Lots located south and west of the subject site are developed with various commercial uses including realty offices and parking. Lots located north and east of the subject site are developed with single family dwelling units. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site possesses 107 non-protected trees on-site that are proposed for removal per the Tree Report conducted by Arsen Margossian, dated July 19, 2022. The report also states there are five (5) non-protective species along Encino Avenue's right-of-way that will be maintained and preserved. The report shows majority of the trees to be in either poor condition or dead. However, as explained in the staff report, the applicant will be required to improve the right-of-way. The Bureau of Engineering has noted in the staff report, that due to the existing trees along Encino and possible denial of their removal could impact the ability to widen the roadway. In the event that Bureau of Street Services, Urban Forestry Division denies the removal of street trees, then improve Encino Avenue being dedicated and adjoining the subdivision by the construction of a new integral concrete curb and gutter at the edge of the existing roadway pavement, a five (5)-foot wide concrete sidewalk, which can be meandering to reserve the tree trees, and landscaping of the parkways; including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer. Prior to any work on the right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis and the requirements of CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. Based on the above, Planning has required a Tree Report to identify all trees on the project site and in the right-of-way that could be impacted by the Project and to consider the potential removal of 107 non-protected on-site trees. According to the Tree Report, dated July 19, 2022, all if not most trees are in poor condition or dying. As conditioned in the staff report, the applicant will be required to obtain tree removal permits regardless of the current status of the trees.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is located within an Equine Keeping Area (ZI-2438). No equine keeping use has been proposed for the project site. While the subject site is located within an Airport Hazard Zone (400 foot height limit above elevation 790), Liquefaction Zone and Urban Agriculture Incentive Area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the subdivision for a maximum of four (4) parcels and single-family dwelling units in an area zoned and designated for such development. All adjacent lots are developed with various commercial uses and single-family dwelling units, and the subject site is of a similar size and slope to nearby properties. Parcel A proposes a 5,981 square foot, 29.8 feet in height, two-story single family dwelling unit with an attached garage, a 795 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. Parcel B proposes a 5,998 square foot, 26 feet in height, two-story single family dwelling unit with an attached garage, a 790 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. Parcel C proposes a 5,995 square foot, 28.9 feet in height, two-story single family dwelling unit with an attached garage, a 796 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. Parcel D proposes a 5,998 square foot, 28.6 feet in height, two-story single family dwelling unit with an attached garage, a 788 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,774 square foot parcel. The parcel map also proposes the dedication of 875 square feet along Encino Avenue. The parcel 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 proposes four (4) single family dwelling units with a maximum floor area of approximately 6,000 square feet and a maximum height of 29 feet which is not unusual for the vicinity of the subject site and is similar in scope to other existing Low Residential I development in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The proposed project site is over five (5) miles to the Topanga Canyon State Scenic Highway and will not result in any potential damage to this resource. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites,

neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2020-4628-PMLA 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 site is not located within a specific plan area.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel 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 Encino-Tarzana Community Plan, which designates the site with a Very Low I Residential land use designation. The land use designation lists RE20 and RA Zone as the corresponding zones. The Project Site is zoned RA-1, which is consistent with the land use designation. The project site has approximately 83,970 (gross)/83,095 (net) square feet of lot area, which would permit a maximum of four dwelling units with a minimum 17,500 square-foot minimum lot area. The project proposes the merger of two (2) existing lots and subdivision into four (4) parcels: Parcel A, B and C at 20,773 square feet and Parcel D at 20,774 square feet. Each parcel proposes a single-family dwelling unit which is consistent and in compliance with LAMC Section 17.50 and 17.05 B.

Each parcel also proposes recreation room, pool, basketball court, and an accessory dwelling unit (ADU) that are regulated by state law and LAMC Section 12.22 A.23. ADUs are ministerial in nature but are discussed herein for the purpose of providing a full project description.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but 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. Parcel Map No. AA-2020-4628-PMLA was prepared by registered civil engineer Timothy N. Chen, License No. C68545. The parcel map also indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. 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 17.50 and 17.05 enumerates the design standards for a parcel 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 parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RA-1 would permit a maximum of four (4) lots on the approximately 83,970 (gross)/83,095 (net) square-foot site (1.93 acres). As the map is proposed for a four (4)-parcel subdivision, it is consistent with the density permitted by the zone.

The parcel 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 parcel 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 Encino Avenue, 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. As recommended by the Bureau of Street Lighting, prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. 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 a merger of two (2) approximately 83,970 (gross)/83,095 (net) square foot, rectangular-shaped lots to be divided into four (4) parcels. The site is currently developed with a single-family residence, two accessory structures, tennis court, and a pool all proposed to be demolished. The project site is located 9.60 km (5.97 miles) from the Hollywood Fault, 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, methane, or tsunami inundation zone. The site is located within a liquefaction area and urban/built-up farmland, which will be required to comply with all applicable regulations as it pertains to development per the Building Code. 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) as it is outside the flood zone.

The parcel 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. (Log # 113714) 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 properties to the south have a land use designation of Community Commercial and are zoned C4-1VL and (Q)C4-1VL. These sites are developed with various commercial uses and parking. The property to the west has land use designations of Community Commercial and General Commercial and is zoned (Q)P-1. The property is developed with a multi-leveled commercial building including various retail stores and restaurants as well as a parking lot. The properties to the north and east have a land use designation of Very Low I Residential and Community Commercial and are zoned RA-1 and C4-1VL. The properties are developed with single-family residences and commercial buildings with an associated parking lot.

The project site, which is comprised of two (2) parcels, consists of approximately 83,970 (gross)/83,095 (net) square feet of land and is developed with a single-family dwelling and accessory structures. The Project proposes to subdivide the two (2) existing lots into four (4) smaller parcels. Parcel A proposes a 5,981 square foot, 29.8 feet in height, two-story single family dwelling unit with an attached garage, a 795 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. Parcel B proposes a 5,998 square foot, 26 feet in height, two-story single family dwelling unit with an attached garage, a 790 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. Parcel C proposes a 5,995 square foot, 28.9 feet in height, two-story single family dwelling unit with an attached garage, a 796 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,773 square foot parcel. Parcel D proposes a 5,998 square foot, 28.6 feet in height, two-story single family dwelling unit with an attached garage, a 788 square foot accessory dwelling unit, recreation room, pool and basketball court on a 20,774 square foot parcel. The parcel 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 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 Geology and Soils Report Approval dated July 14, 2020, Log No. 113714 and attached to the case file for Preliminary Parcel Map No. AA-2020-4628-PMLA. 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 a single-family dwelling and accessory structures. The site possesses 107 non-protected trees and no protected tree species per the Tree Report conducted by Arsen Margossian, dated July 19, 2022. The report states all 107 onsite trees will be removed and five (5) right outside the property line along Encino Avenue's right-of-way will be preserved. The surrounding area is presently developed with single family homes and various commercial uses. 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 Encino Avenue, which is a public street. The project site consists of two (2) parcels identified as Lot Nos. 1 and FR2, Block 16 of Tract 2955 and is identified by the Assessor Parcel Map No. 2257-008-006. 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 parcel map. While the project will provide a private easement for common/vehicular 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 parcel 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.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2020-4628-PMLA.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
Development Services Center
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) 231-2911

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

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency

Adrineh Melkonian

ADRINEH MELKONIAN
Deputy Advisory Agency

CR:AM:LFS:CY

SITE ADDRESS: 5031 & 5033 N ENCINO AVE. ENCINO
PROPOSED PROJECT:
PARCEL MAP FROM 1 LOT TO 4 SINGLE FAMILY PARCELS.

- NOTES:
- 1- LOT AREA : = 83,970 SQ. FT. PER SURVEY = 1.93 ACRES GROSS
DEDICATION = 874.62 - 83,970 = 83,095.38 SQ. FT. NET = 1.91 ACRES NET
 - 2- SITE HAS A SLOPE OF LESS THAN 5 % DOWN FROM SOUTH EAST TO NORTH WEST.
 - 3- ZONING: EXISTING ZONE RA-1 PROPOSED ZONE RA-1.
 - 4- SEWERS ARE AVAILABLE.
 - 5- DRAINAGE BY SURFACE METHOD.
 - 6- DISTRICT MAP: 1778129
 - 7- COMMUNITY PLAN: ENCINO - TARRAFA
 - 8- PROPOSED 4 PARCELS.
 - 9- THERE ARE NO HAZARDOUS AREAS ON THIS PROPERTY.
 - 10- THERE ARE NO OAK, CALIFORNIA BAY, WESTERN SYCAMORE,
OR CALIFORNIA BLACK WALNUT ON THIS PROPERTY.
 - 11- COUNCIL DISTRICT 5

THOMAS GUIDE PAGE: 561, GRID B3

MAP PREPARED ON 06-22-2020

- INDICATES THE BORDER OF THE LAND BEING SUBDIVIDED.
- INDICATES THE NEW PROPERTY LINE FOR THE PROPOSED PARCELS.

① INDICATES TREES TO BE REMOVED

SEE TREE REPORT PREPARED BY:
MICHELLE BUSKILA
TREE REPORT DATED 3/7/2020

AREA CALCULATION

PARCEL A = 20,773.58 SF
PARCEL B = 20,773.58 SF
PARCEL C = 20,773.58 SF
PARCEL D = 20,774.64 SF
TOTAL AREA = 83,095.38 SF

SOIL REPORT PREPARED BY:
A.G.I. GEOTECHNICAL, INC.
DATED APRIL 6, 2020



GRAPHIC SCALE

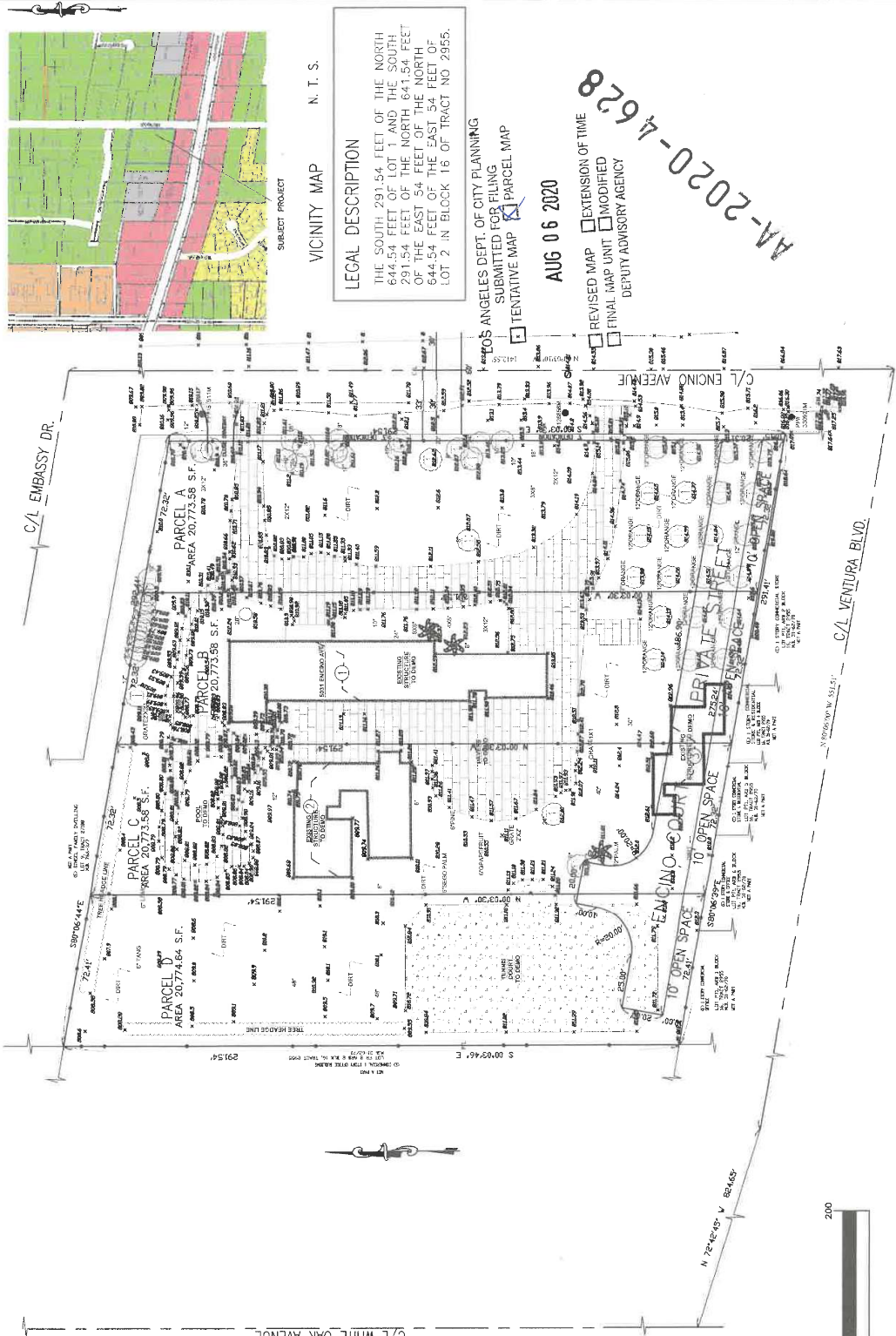


(IN FEET)
1 inch = 50 ft

ENGINEER : ZEITOUNY & ASSOCIATES
C/O CAMILLE ZEITOUNY
18243 SENTENO ST.
ROWLAND HTS., CA. 91748
(323) 892-1168
EMAIL: ZEITOUNY@GMAIL.COM

OWNER / SUBDIVIDER :
ENCINO ESTATES DEVELOPMENT, LLC.
1101 QUAIL STREET
NEWPORT BEACH, CA 92660
(949)-204-7272
EMAIL: AMIELK2@GMAIL.COM

PRELIMINARY PARCEL MAP LA NO.
SITE ADDRESS: 5031 & 5033 N ENCINO AVE. ENCINO CA 91316
LEGAL DESCRIPTION:
APN: 2257-008-006
A SUBDIVISION OF A REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT PT 1 & FR 2 ARB 7 BLOCK 16 OF TRACT 2955. (SEE BELOW) RECORDED IN BOOK 31, PAGES 62 TO 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP N. T. S.

LEGAL DESCRIPTION

THE SOUTH 291.54 FEET OF THE NORTH 644.54 FEET OF LOT 1 AND THE SOUTH 291.54 FEET OF THE NORTH 641.54 FEET OF THE EAST 54 FEET OF THE NORTH 644.54 FEET OF THE EAST 54 FEET OF LOT 2 IN BLOCK 16 OF TRACT NO 2955.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP ☒ PARCEL MAP

AUG 06 2020

REVISOR'S MAP ☐ EXTENSION OF TIME
FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

AA-2020-4628