

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

MONIQUE LAWSHE  
PRESIDENT

ELIZABETH ZAMORA  
VICE-PRESIDENT

MARIA CABILDO  
CAROLINE CHOE  
ILISSA GOLD  
HELEN LEUNG  
KAREN MACK  
MICHAEL R. NEWHOUSE  
JACOB NOONAN

**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

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

3/22/2024

Scott Z. Adler (A/O)  
Done-Rite Construction, Inc.  
Thelmalesslouse, LP  
13351 Riverside Drive, Suite #438  
Sherman Oaks, CA 91423

Sean Nguyen  
EZ Permits, LLC  
7251 N. Owensmouth Avenue, Suite #2  
Canoga Park, CA 91303

**RE: Vesting Tentative Tract Map No. 82101-SL**  
**Address: 4709-4715 N. Cahuenga Boulevard**  
**Community Plan: North Hollywood-Valley Village**  
**Council District: 2 – Paul Krekorian**  
**Zone: RD2-1**  
**CEQA: ENV-2018-1973-CE**

**EXTENSION OF TIME**

On June 29, 2021, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82101 for a maximum of seven (7) small lots, pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on the revised map stamp-dated June 28, 2021 in the RD2-1 Zone, located at 4709-4715 N. Cahuenga Boulevard in the North Hollywood-Valley Village Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 82101.

Therefore, the new expiration date for the subject map is **June 29<sup>th</sup>, 2030.**

VINCENT P. BERTONI, AICP  
Director of Planning

Nelson Rodriguez  
Deputy Advisory Agency  
VPB:NR:NR

Cc: Paul Krekorian

## TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

### 1. TIME EXTENSION REQUEST

CASE #: VTT-82101-SL PROJECT ADDRESS: 4709-4715 N. Cahuenga Boulevard

DATE OF APPROVAL: 06/26/21 EFFECTIVE DATE OF APPROVAL: 07/09/21

### 2. JUSTIFICATION/REASON FOR TIME EXTENSION

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

COVID 19, MULTIPLE AGENCY APPROVALS

---

---

---

---

### 3. ADDITIONAL INFORMATION/REQUIREMENTS

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

#### 4. OWNER/APPLICANT INFORMATION

TLC Villas, LP  
By: Done-Rite Construction, Inc., GP  
Applicant: Scott Z. Adler, President Company: By: Scott Z. Adler, President  
Address: 13351 RIVERSIDE DRIVE #438 Telephone: 310-650-1428  
Zip: 91423 E-mail: TRAMMELL424@gmail.com

Property Owner: SAME AS APPLICANT Company: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Representative: \_\_\_\_\_ Company: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### 5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

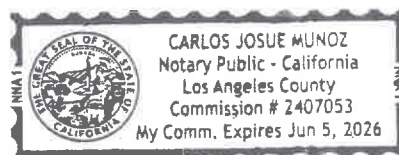
Signature: [Signature] Print: Scott Z. Adler

#### ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Los Angeles, On March 18<sup>th</sup>, 2024 before me, Carlos Muñoz, Notary Public  
(Insert Name of Notary Public and Title)  
personally appeared Scott Z. Adler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature

(Seal)



#### Planning Staff Use Only

Amount	<u>1,312.41</u>	Invoice No.	<u>94608</u>	Reviewed and Accepted by	<u>Nathan R...</u>	Date	<u>3/22/24</u>
--------	-----------------	-------------	--------------	--------------------------	--------------------	------	----------------

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN LEUNG

KAREN MACK

DANA M. PERLMAN

YVETTE LOPEZ-LEDESMA

JENNA HORNSTOCK

VACANT

VACANT

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

Decision Date: June 29, 2021

Scott Z. Adler, Done-Rite  
Construction, Inc.  
Thelmalesslouse, LP  
13351 Riverside Drive #438  
Sherman Oaks, CA 91423

Sean Nguyen  
EZ Permits, LLC  
7251 N. Owensmouth Avenue #2  
Canoga Park, CA 91303

RE: Vesting Tentative Tract No. VTT-82101-SL  
Related Case: None  
Address: 4709-4715 N. Cahuenga Boulevard  
Community Plan: North Hollywood-Valley Village  
Zone: RD2-1  
District Map: 168B177 700  
Council District: 4-Ryu  
CEQA No.: ENV-2018-1973-CE  
Legal Description: Lots 20 and 21, Tract No.  
TR11354

Appeal End Date: July 9, 2021

In accordance with provisions of Section 17.03, Section 17.15 and Section 12.22 C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. In addition, the Advisory Agency approved Vesting Tentative Tract No. 82101-SL located at 4709-4715 N. Cahuenga Boulevard for a maximum of **seven (7) small lots**, pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on the revised map stamp-dated June 28, 2021 in the North Hollywood-Valley Village Community Plan. This unit density is based on the RD2-1 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.) For an appointment or if you have any questions, please call Public Counter staff at (213) 482-7077, (310) 231-2901 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Mrs. Julia Li, of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.*

1. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No.185,462" satisfactory to the City Engineer.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the subdivider makes a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That all pedestrian common access easements be shown on the final map.

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

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> 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.*

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance. It has to be satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated January 18, 2018, Log No. 101424 and attached to the case file for Tract No. 11354.

**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.*

9. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main

- structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
  - c. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

All projections shall comply with Los Angeles Municipal Code (LAMC) 12.22 C.20.

Trash enclosures in required yards shall obtain City Planning Approval.

There is a 15-foot Building Line along Cahuenga Blvd. on this Subdivision.

This property is located in a Liquefaction Zone.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy, or change of use.

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

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

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

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

**DEPARTMENT OF TRANSPORTATION**

*If you have any questions, you may contact Brandon Wilson at [brandon.wilson@lacity.org](mailto:brandon.wilson@lacity.org) or 818-374-4691.*

10. 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, to the satisfaction of DOT.



- b. Cahuenga Boulevard is a designated Avenue II in the City of Los Angeles Mobility Plan 2035. Backing out onto Cahuenga Boulevard shall be prohibited.
- c. A two-way driveway apron width of W=28 feet is required for the common access driveway.
- d. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
- e. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 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 or (213) 482-6504. You should advise any consultant representing you of this requirement as well.*

- 11. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required
- h. 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.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- k. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- 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. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- p. 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.
- q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- s. 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.

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

- 12. 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**

*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).*

13. 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**

14. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of 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**

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

**DEPARTMENT OF RECREATION AND PARKS**

*Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information, please feel free to contact the RAP Park Fee staff at (213) 202-2682.*

16. 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**

17. 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 one (1) tree (a minimum of 24-inch box) shall be planted for each non-protected tree that is removed and a minimum of four (4) trees (a minimum of 48-inch box in size if available) shall be replacement for each protected tree removed. The canopy of the protected trees planted shall be in proportion to the canopies of the 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](http://planning.lacity.org).*

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 7 lots.
- b. A Certificate of Occupancy (temporary or final) for the buildings in Vesting Tentative Tract No. 82101-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- d. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 C.27:

(i) Setbacks shall be permitted as follows:

LOT #	NORTH	SOUTH	EAST (front yards)	WEST (rear yards)
1	20'-0"	0'-0"	15'-0"	12'-4"
2	0'-0"	0'-0"	15'-0"	12'-4"
3	0'-0"	7'-0"	15'-0"	12'-4"
4	7'-0"	0'-0"	7'-8"	15'-0"
5	0'-0"	0'-0"	7'-8"	15'-0"
6	0'-0"	0'-0"	7'-8"	15'-0"
7	0'-0"	7'-0"	7'-8"	15'-0"

(ii) The Common Access Driveway may have a minimum width of 20 feet clear-to-the-sky, excluding some architectural projections and the shared trash enclosure. In no instant will the width be less than 16 feet clear-to-the-sky.

(iii) All trash pick-up shall be conducted on-site.

- e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. 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.
- h. 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.
- i. That copy 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.
- j. That the subdivider use Small Lot Design Standard and 360 Degree Design Guidelines with focus on design techniques that equally consider all sides of a building's use of materials, massing, articulation, and scale. 360 Degree Design demonstrates that all spaces matter and design should be approached holistically. A project's contribution to the overall experience of a city is measured by its relationship to its surrounding context, in all directions. The plans shall conform to Exhibit "A" stamp-dated June 28, 2021 and attached.
- k. No balconies shall be permitted on the third floor along the west elevation (Lot Nos. 4-7), as shown in Exhibit "A".
- l. All roof decks along the west elevation (Lot Nos. 4-7) shall be stepped back a minimum of 5 feet from the roof edge.
- m. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the

City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

**DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

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

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

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis (8 non-protected trees are proposed for removal) by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Protected tree removal is Condition No. 17 herein.

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) Construct new streetlight: one (1) on Cahuenga Boulevard.

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:
  - (1) Improve Cahuenga Boulevard adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway; or a 15-foot wide full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
  - (2) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

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

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement, or adjustment of power facilities due to this development. The subdivider must arrange 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**

#### **FINDINGS OF FACT (CEQA)**

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

In connection with the approval of Vesting Tentative Tract No. 82101-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP 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 Los Angeles Municipal Code (LAMC). Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B.

The project is located within the North Hollywood-Valley Village Community Plan, one of 35 Community Plans that comprise the Land Use Element of the General Plan. The adopted North Hollywood-Valley Village Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD1.5 and RD2. The subject property is zoned RD2-1, which requires at least 2,000 square feet of lot area per dwelling unit, and allows a maximum height of 45 feet. The subject parcel is approximately 14,042 square feet, and is therefore permitted a maximum density of 7 dwelling units per the RD2-1 Zone. The small lot subdivision will result in a maximum lot coverage of 75 percent, as required by LAMC Section 12.22.C27 (Small Lot Ordinance 176,354). The project proposed height is 44 feet 9 inches, which does not exceed the height allowed by the zone. The project will also provide two parking spaces per small lot home in accordance with LAMC Section 12.21 A.4.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan. The Small Lot Design Guidelines allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings. The Small Lot Design Guidelines address a project's massing, height, circulation, and compatibility with adjacent properties by promoting design and development that complements

In addition to LAMC Section 17.05 C, LAMC Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The tentative tract map was prepared by Danny T. Davis, Forma Engineering and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the tract map. The tract map indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C, 27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C, 27 and is consistent with the applicable General Plan. Guest Parking is only required by Small Lot Map Standard #5 for 8 or more dwelling units (memo dated, April 18, 2018).

As conditioned, the proposed subdivision is consistent with the applicable General Plan and Specific Plans.

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

For the purposes of a subdivision, "design" and "improvement" is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Map Act expressly states that the "design and location of buildings are not part of the map

review process” for subdivisions. Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The subject site is zoned RD2-1, which would permit a maximum of 7 dwelling units and a maximum height of 45 feet on the approximately 14,042 square-foot site. The proposed project for a 7-unit small lot subdivision with a maximum height of 44 feet 9 inches, is consistent with the density and height permitted by the zone and land use designation. Access is provided from Cahuenga Boulevard in the form of a 20-foot wide vehicular common access easement located on the north side of the property. Additionally, a 5-foot-wide pedestrian common access easement is located along the southern property line. The common access easements are indicated on the tract map. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22 C.27.

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

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

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

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

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

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

The subdivision will provide seven residential dwellings at a density that is consistent with the Low Medium II Residential land use designation. These single-family residences will each contain three bedrooms, 3.5 bath and a bonus room on the fourth floor and the option of a fourth bedroom or accessory dwelling unit on the ground floor, which provide dwellings appropriate for families with children or extended families. The proposed project will provide 14 parking spaces (two-car garages) with direct access into the residences. This exceeds the requirements of the Los Angeles Municipal Code (LAMC), Small Lot Ordinance, and the Deputy Advisory Agency’s parking policy for single-family subdivisions in non-parking congested areas, which is two parking spaces per unit. The Small Lot Design Guidelines suggest a quarter guest parking space for developments over 8-lots and therefore not required for this development.

The development is supported by the Small Lot Design Standards by complying with the Dwelling Orientation, Primary Entryways, Facade Articulation, Varied roofline, Roof Decks, Building Massing Variation, Pedestrian Pathways, Fences, and Landscaping.

In addition, LAMC Section 17.05.C enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and the General Plan. The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The vesting tentative tract map was distributed to the various departments and bureaus of the Subdivision Committee for review, and their comments and conditions are included herein.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory and that there are existing sewers in the streets adjoining the subdivision. The Bureau of Street Lighting has also reviewed the proposed subdivision and has conditioned the subdivision approval for street lighting improvements are necessary (one new street light along Cahuenga Boulevard) This tract will connect to the public sewer system and will not result in violation of the California Water Code. The Bureau of Sanitation reviewed the sewer/storm drain lines serving the proposed subdivision and found no potential problems to their structures or potential maintenance problems.

Therefore, as conditioned, the proposed map is substantially consistent with the applicable General and Specific Plans affecting the project site, and demonstrates compliance with LAMC Sections 17.01, 17.05 C, and 12.22.C.27.

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

The subject site is approximately 14,042 square feet, with frontage along Cahuenga Boulevard measuring approximately 108 feet, and a depth measuring approximately 130 feet. The existing topography is relatively flat. The subdivision maintains setbacks along the perimeter of the property of 15-foot to the front and rear and -foot 6-inches to the east and west side. The proposed project is considered an infill development in a neighborhood that has a mix of single-family and multi-family developments.

The project's common access easement is adequate for vehicular ingress and egress and emergency purposes. The project's open-to-sky driveway width of 20 feet is compliant with the driveway access allowed by LAMC Section 12.22.C.27 (Small Lot Ordinance 185,462). The site is located within the Liquefaction Zone within acceptable levels according to the Department of Building and Safety, Grading Division stated in their memo, dated January 18, 2018.

The Vesting Tentative Tract map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The Grading Division of the Department of Building and Safety has reviewed the subject Vesting Tentative Tract Map No. VTT-82101-SL and determined that geology/soils reports are not required prior to planning approval of the Tract Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Therefore, the project site is physically suitable for the proposed type of development.

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



The development of this tract is an infill of a mix-density multiple-family residential neighborhood. Surrounding parcels are zoned RD2-1, R1-1 and RE9-1 and are developed with multi-family and single-family residential buildings ranging from 1 to 3 stories in height, and single-family homes.

The project includes the new construction, use, and maintenance of 7 small lot homes. The subject parcel is zoned RD2-1 which allows for 1 dwelling unit per 2,000 square-feet of lot area. The subject property is approximately 14,042 square feet, and is therefore allowed a maximum density of 7 dwelling units. The proposed density is the maximum allowed density and is consistent with the land use designation. The small lot homes are proposed to be three stories and a maximum of 44-feet 9-inches in height. As proposed, the project is consistent with and does not exceed the 75 percent maximum lot coverage or 45-foot height allowed by the zone. 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 subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family and single-family dwellings.

The Department of City Planning has determined that Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2018-4435-CE).

The project sites are currently developed with one single-family dwelling and detached garage each site. There is one protected tree (California Live Oak) on the project site that will be removed and replace on a 4:1 basis by a minimum of 36-inch box California live Oak trees. In addition, there are eight non-protected trees in the project site that will be removed and replaced 1:1 basis by a minimum of 24-inch box shade trees for the unavoidable loss of desirable trees on the site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife.

As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

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

There appear 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.

The Department of Water and Power's (LADWP) has stated the tract can be supplied with water from the municipal system subject to the conditioned requirements.

- (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 Cahuenga Boulevard, which is a public street. The project site consists of two parcels identified as Lot No. 20 and 21 of Tract 11354 and are identified by the Assessor Parcel No. 2421-019-020 and 2421-019-021. The map also proposes a reciprocal easement for vehicular and pedestrian ingress/egress, emergency access, utilities, infrastructure, cross lot drainage and common landscaping purposes. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map.

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

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

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has not taken into consideration the maximizing of the north/south orientation, but according to the energy report, the site is rectangular with the long axis favoring E/W. This is fair for passive gain, but as it stands passive heating is not planned and hence no passive devices are contemplated except those that are required by the Title 24 energy analysis and no passive designed has been planned.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82101-SL. The project is in substantial conformance with the General Plan and applicable community plan. The site is not located within a specific plan area.

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.

These findings shall apply to both the tentative and final maps for Vesting Tract No. 82101-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency



SARAH HOUNSELL  
Deputy Advisory Agency

CR:SH:AJ:OA:mh

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Rm 251  
Van Nuys, CA 91401  
[\(818\) 374-5050](tel:(818)374-5050)

**West Los Angeles**  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
[\(310\) 231-2598](tel:(310)231-2598)

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

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

# VESTING TENTATIVE TRACT MAP NO. 82101

IN THE CITY OF LOS ANGELES  
7 LOT SMALL LOT SUBDIVISION  
COUNCIL DISTRICT # 4

A SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 ZONE,  
PURSUANT TO ORDINANCE NO. 176,354

LEGAL DESCRIPTION:  
PARCEL 1: LOT 20 OF TRACT NO. 11354, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 244, PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.  
APN: 2421-019-003

PARCEL 2: LOT 21 OF TRACT NO. 11354, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 244, PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.  
APN: 2421-019-021

ASSESSEE'S PARCEL NUMBER:  
2421019003 & 2421019021

EXISTING ZONING: RD2-1

PROPOSED ZONING: RD2-1

SITE ADDRESS:  
4709 N CAHUENGA BLVD  
LOS ANGELES, CA 91602

OWNER:  
THEMALESSLOUISE, LP  
ATTN: LYDIA ANN TRAMMEL  
13351 RIVERSIDE DR., #438  
SHERMAN OAKS, CA 91423



## NOTES:

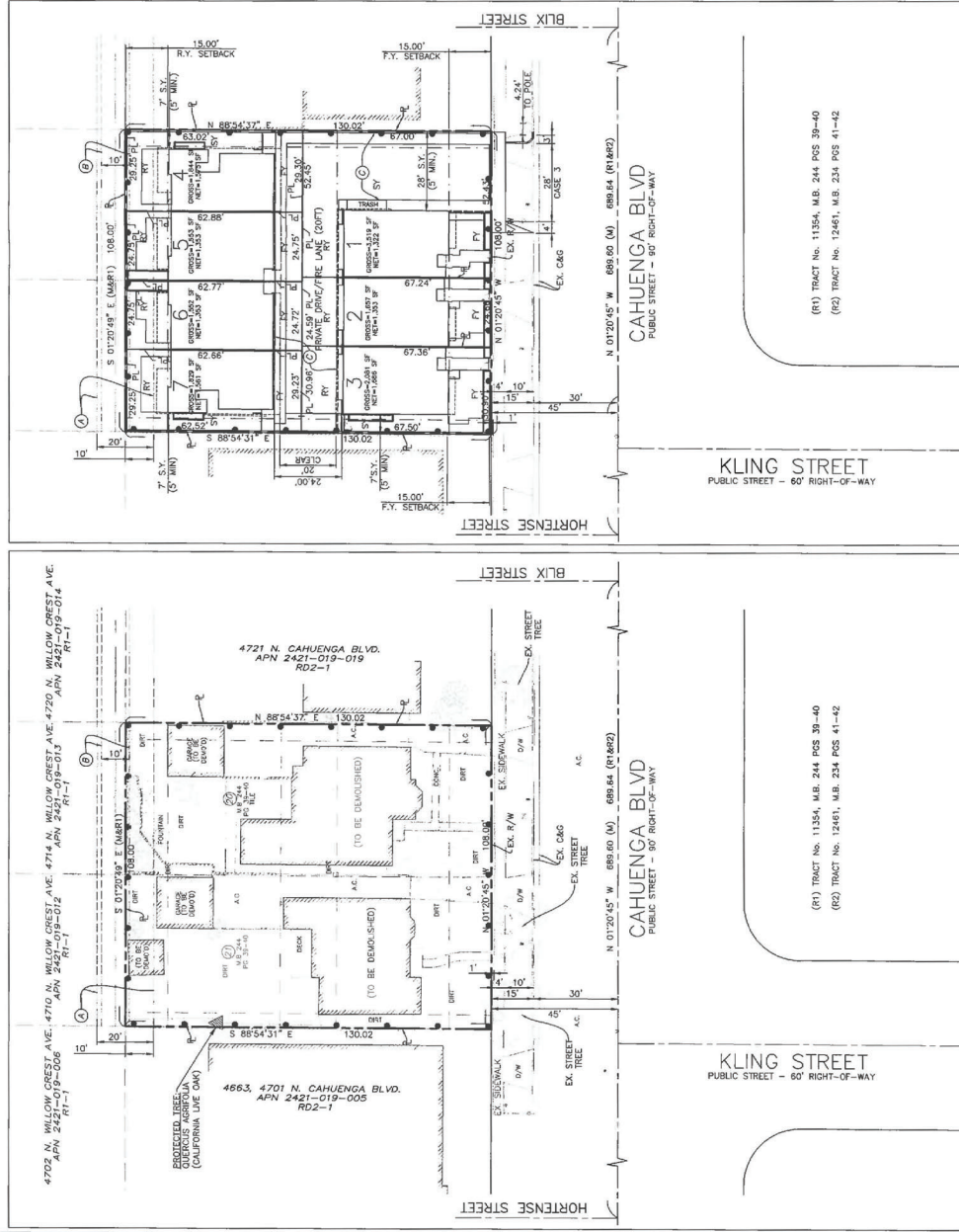
- EXISTING USE: SFD
- PROPOSED DEVELOPMENT: 7 LOT - SMALL LOT SUBDIVISION  
45' MAXIMUM BUILDING HEIGHT  
7 UNITS - 2,281.7 SF (EACH UNIT)
- AREA: GROSS=14,041.68 SF  
NET=14,041.68 SF
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1 ZONES  
PURSUANT TO ORDINANCE NO. 176,354
- TREES:  
ALL PROTECTED ON-SITE TREES ARE PLOTTED ON THE TENTATIVE MAP. ALL ON-SITE TREES TO BE REMOVED.
- EXISTING UTILITIES:  
15" SEWER MAIN LINE IN CAHUENGA BOULEVARD  
7" SEWER MAIN LINE IN CAHUENGA BOULEVARD  
6" WATER MAIN LINE IN CAHUENGA BOULEVARD
- DRAINAGE:  
THE ENTIRE SITE DRAINS TO CAHUENGA BOULEVARD VIA SURFACE FLOW.
- FEEDER PANEL: 0601370048C
- THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THIS PROPOSED DEVELOPMENT.
- THIS PROPERTY IS LOCATED IN AN EARTHQUAKE INDUCED LIQUEFACTION AREA
- THERE ARE TWO EXISTING SFD.
- 35'-8" VEHICULAR BACKUP SPACE IS PROVIDED.
- DISTRICT MAP NO. 1688177
- GREATER TOLUCA LAKE NE PLANNING AREA
- PLANS WILL BE COLLECTED ON THE SIDE OF THE DRIVE ANGLE
- THERE ARE ONE ONE TREE ON SITE. PLOTTED FOR REFERENCE. THIS TREE WILL BE REMOVED AND REPLACED WITH 4 TREES DURING CONSTRUCTION.

PROVIDED SERVICES			
LOT	NORTH	SOUTH	EAST
1	8'0" (S)	8'0" (S)	12'0" (E)
2	8'0" (S)	8'0" (S)	12'0" (E)
3	8'0" (S)	8'0" (S)	12'0" (E)
4	8'0" (S)	8'0" (S)	12'0" (E)
5	8'0" (S)	8'0" (S)	12'0" (E)
6	8'0" (S)	8'0" (S)	12'0" (E)
7	8'0" (S)	8'0" (S)	12'0" (E)

- EASEMENTS:
- 10' UTILITY EASEMENT RECORDED JANUARY 28, 1941 IN BK 18374 PG 131 (NOT SHOWN ON TRACT MAP NO. 11354, E.G. 244 PG 39-40)
  - 10' UTILITY EASEMENT RECORDED JANUARY 28, 1941 IN BK 18374 PG 131 (NOT SHOWN ON TRACT MAP NO. 11354, E.G. 244 PG 39-40)
  - 10' UTILITY EASEMENT RECORDED JANUARY 28, 1941 IN BK 18374 PG 131 (NOT SHOWN ON TRACT MAP NO. 11354, E.G. 244 PG 39-40)

EXHIBIT "A"  
Page No. 41 of 23  
Case No. VRT- 02101-31

SUBMITTED FOR CITY PLANNING  
TENTATIVE MAP  
JUN 28 2021  
REVISED MAP  
FINAL MAP UNIT  
EXTENSION OF TIME  
DEPUTY ADVISORY AGENCY



PROPOSED CONDITION  
SCALE 1"=20'

EXISTING CONDITION  
SCALE 1"=20'



DEVELOPER'S ENGINEER:  
FORMA ENGINEERING INC.  
400 SAN FERNANDO AVENUE, 2ND FLOOR, SAN FERNANDO, CA 91340  
Phone: (818) 331-1710 • Fax: (818) 332-1740

VESTING TENTATIVE MAP  
TRACT 82101  
4709 N CAHUENGA BLVD  
LOS ANGELES, CA 91602

PREPARED FOR:  
THEMALESSLOUISE, LP  
13351 RIVERSIDE DR. #438  
SHERMAN OAKS, CA 91423  
TEL - (310) 650-1428



No.	DATE	REVISION
1		

J.H.	CHECKED BY	W.M.W.
DATE: 6/28/2021		
SHEET	OF	1