



# SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300

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## LETTER OF DETERMINATION

MAILING DATE: DEC 04 2024

Case No.: AA-2023-7259-PMLA-1A  
CEQA: ENV-2023-7260-CE  
Plan Area: Van Nuys – North Sherman Oaks

Council District: 6 – Padilla

**Project Site:** 15019 and 15021 Vose Street

**Applicant:** Homayoon Shamolian and Janet Shamolian  
Representative: Camille Zeitouny

**Appellant:** Marianne King

At its meeting of **October 10, 2024**, the South Valley Area Planning Commission took the actions below in conjunction with the following Project:

Subdivision of one lot into four lots on a gross 33,574 square foot site in the R1-1 zone. The project will maintain an existing single-family dwelling with ADU and calls for the construction, use and maintenance of three new single-family dwellings with three new ADUs (one on each parcel).

1. **Determined**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3) and Section 15315 (Class 15), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Granted** the appeal in part; **denied** the appeal in part; and **sustained** the Advisory Agency's determination dated September 6, 2024;
3. **Approved**, pursuant to Sections 17.50 and 17.53 of the Los Angeles Municipal Code, a Preliminary Parcel Map for the subdivision of one lot into four lots;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Mather  
Second: Karadjian  
Ayes: Gourdikian, Barraza, Crockett

Vote: 5 – 0

  
April M. Hood, Commission Executive Assistant I  
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, Appeal Filing Procedures (CEQA)

c: JoJo Pewsawang, Senior City Planner  
Maren Gamboa, City Planner  
Joanna Marroquin, City Planning Assistant

## CONDITIONS OF APPROVAL

(As Modified by the South Valley Area Planning Commission at its meeting on October 10, 2024)

### BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

1. That, along Vose Street adjoining the subdivision, an 8-foot-wide strip of land be dedicated to complete a 33-foot-wide half right-of-way dedication in accordance with **Collector Street** standards of the LA Mobility Plan,
2. That, along Gault Street adjoining the subdivision, a 30-foot-wide strip of land be dedicated to complete a 60-foot-wide right-of-way dedication in accordance with **Local Street** standards of the LA Mobility Plan.
3. That the subdivider makes a request to the BOE Valley District to determine the capacity of existing sewers in this area.

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, through BOE online customer service portal at <http://engpermits.lacity.org/>.

### BUREAU OF STREET LIGHTING

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

**NOTES:** The quantity of streetlights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

### BUREAU OF SANITATION

5. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract/areas and found no potential problems to our structures and/or potential maintenance problem, as stated in the memo dated April 18, 2024. 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. (b).)

**Note:** This Approval is for the Tract Map only and represents the Office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District Office of the Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563

### DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

*Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor.*

6. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement:

“The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of the building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.”

7. The applicant shall, “Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.”

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

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

8. Show setback dimension to the new property lines for the proposed Parcel C. Provide a minimum front yard of prevailing setback for the existing Single-Family Dwelling to the new property line after dedication per LAMC 12.08 C.1. Revise the map to show compliance with the above requirement or obtain approval from the Advisory Agency to approve the deviations from the Zoning Code.
9. Revise the map to match the building footprint for the existing Single-Family Dwelling in the proposed Parcel C with the building permit 1964VN46844.
10. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. “Area” and Front yard requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedications.

#### Notes:

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.

#### **DEPARTMENT OF TRANSPORTATION**

*If you have any questions, you may contact me at [Miguel.crisostomo@lacity.org](mailto:Miguel.crisostomo@lacity.org) or 818-374-4699.*

11. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
12. A two-way driveway width of W=24 feet is required for all driveways, or to the satisfaction of LADOT.
13. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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.

14. The report fee and condition clearance fee be paid to the Los Angeles 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.

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

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

#### **FIRE DEPARTMENT**

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

16. 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. 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.
  - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. 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.
  - e. 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).
  - f. Fire Lane Requirements:
    - 1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - 3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
  - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- h. 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.
- i. 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 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 structure 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.
- j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- k. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- l. Site plans shall include all overhead utility lines adjacent to the site.

- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- n. 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.
- o. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane."
- p. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.
- q. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- r. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- s. 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.
- t. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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

*If you have any questions or comments regarding this information, please feel free to contact Park Fees Staff, at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience regarding the following:*

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

#### **BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

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

#### 18. Street Trees

- a. Project Shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to
- b. retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division.

All Tree plantings shall be installed to current tree planting standards when the city has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

#### **DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2023-7259-PMLA shall not be issued until after the final map has been recorded.
  - b. Limit the subdivision to four (4) parcels.
  - c. All exterior lighting shall be shielded and directed onto the site.
  - d. A solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
  - g. The project will be required to replace a previously removed protected tree per Ordinance No. 186873 by planting at least four (4) new trees of a protected variety within the project site, to the satisfaction of the Urban Forestry Division.

#### **20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS:**

Applicant shall do all the following:

- a. 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.
- b. 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 cost 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.

- c. 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 (b).
- d. 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. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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, commission, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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 the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## **BUREAU OF ENGINEERING – STANDARD CONDITIONS**

- S-1 a. That the sewerage facilities charge be deposited prior to recordation of the final map over all the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to

- recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - d. That any necessary sewer, street, drainage, and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - e. That drainage matters be taken care of satisfactory to the City Engineer.
  - f. That satisfactory street, sewer and drainage plans, and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - g. That any required slope easements be dedicated by the final map.
  - h. That each lot in the tract 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 2010
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. 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.
  - b. 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.

- c. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - d. 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.
  - e. All improvements within public streets, private street, alleys, and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - f. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
  - b. Construct any necessary drainage facilities.
  - c. Construct new streetlights: one (1) on Vose Street and one (1) on Gault Street.
  - d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
  - e. Repair or replace any off-grade or broken curb, gutter, and sidewalk satisfactory to the City Engineer.
  - f. Construct access ramps for the handicapped as required by the City Engineer.
  - g. Close any unused driveways satisfactory to the City Engineer.
  - h. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
  - i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
    - a) Improve Vose Street 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 parkway.
      - 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.
5. Street trees exist along the street. Denial of their removal may impact the ability to widen the roadway. Should the Urban Forestry Division of the Bureau of Street Services (UFD) deny the removal of the street trees, then improve Vose Street with the following:

Removal and replacement of existing berm by the concrete curb and gutter, construct a 5-foot-wide concrete sidewalk abutting the new property line and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

- b) Improve Gault Street 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 parkway.
  - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway.
  - (3) Any necessary removal and reconstruction of the existing improvements.
  - (4) The necessary transitions to join the existing improvements.
- c) Construct necessary house connection sewers to serve each parcel.

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, through BOE online customer service portal at <http://engpermits.lacity.org/>.

## FINDINGS

(As Amended by the South Valley Area Planning Commission at its meeting on October 10, 2024)

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (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 proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

### FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2023-7259-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.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The proposed Preliminary Parcel Map is for the subdivision of a single lot into four lots, Parcel A, Parcel B, Parcel C and Parcel D.

The subject property is a flat, rectangular lot totaling approximately 33,574 square feet with a frontage of approximately 110 linear feet along Vose Street and Gault Street. The subject site is currently developed with a single-family dwelling and a detached ADU that will remain as a part of the project. The project proposal is for the construction, use, and maintenance of a single-family dwelling with a detached ADU on each lot developed in the Van Nuys - North Sherman Oaks Community Plan. The project site is zoned R1-1 with a corresponding land use designation of Low Residential. The project is also located within an Urban Agriculture Incentive Zone, Transit Priority Area in the City of Los Angeles (ZI-2452) and Modifications to SF Zones and SF Zones Hillside Area Regulations (ZI-2462).

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Residential and the R1-1 zoning of the site. The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 33,574 square-foot lot into four lots, Parcel A, Parcel B, Parcel C and Parcel D as shown map stamp dated December 5, 2023. Parcel A will total 7,773 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel B will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel C will total 7,773 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel D will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with the LAMC.

**b. The design and improvement of the proposed subdivision are consistent with the applicable general and specific plans.**

Pursuant to Section 66418 of the Subdivision 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 Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.” Sections 17.05-C of the LAMC enumerates the design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). The requested map meets the required components of a Preliminary Parcel Map. Vose Street is a Collector Street that is to be dedicated to a right of way width of 66 feet and improved with 40-foot roadway and 10-foot sidewalk. Gault Street is a Local-Street Standard that is to be dedicated to a right of way width of 60 feet and improved with 20-foot roadway and a 10-foot sidewalk only on the north side of Gault Street, no sidewalk along the project site. In line with Mobility Plan, the Bureau of Engineering has required, and the project has been conditioned to construct/suitably guarantee the following improvements along Vose Street and Gault Street:

- a) That, along Vose Street adjoining the subdivision, an 8-foot-wide strip of land be dedicated to complete a 33-foot-wide half right-of-way dedication in accordance with Collector Street standards of the LA Mobility Plan.
- b) Improve Vose Street 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 parkway.
  - 2) Suitable surfacing to join the existing improvements 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.
  - 5) Street trees exist along the street. Denial of their removal may impact the ability to widen the roadway. Should the Urban Forestry Division of the Bureau of Street Services (UFD) deny the removal of the street trees, then improve Vose Street with the following:
    - 6) Removal and replacement of existing berm by the concrete curb and gutter, construct a 5-foot-wide concrete sidewalk abutting the new property line and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
- c) That, along Gault Street adjoining the subdivision, a 30-foot-wide strip of land be dedicated to complete a 60-foot-wide right-of-way dedication in accordance with Local Street standards of the LA Mobility Plan.
- d) Improve Gault Street 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 parkway.
  - 2) Suitable surfacing to join the existing improvements and to complete an 18-foot-wide half roadway.
  - 3) Any necessary removal and reconstruction of existing improvements.
  - 4) The necessary transitions to join the existing improvements.
- e) Construct necessary mainline and house connection sewers to serve each parcel.

These street improvement requirements would bring Vose Street and Gault Street, along the project's street frontage, in line with current Collector Street and Local-Street standards and in conformance with the General Plan. As such, the design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Bureau of Engineering, Los Angeles Department of Transportation, Building and Safety, Department of Recreation and Parks, Fire Department, Los Angeles Department of Water and Power, and Bureau of Street Lighting) have reviewed the map and have imposed improvement requirements and/or conditions of approval. In addition, the Project will provide at least four new protected tree species to be planted at the site to the satisfaction of the Urban Forestry Division.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General and Specific Plans

**c. The site is physically suitable for the proposed type of development.**

The subject property is a flat, rectangular lot totaling approximately 33,574 square feet with a frontage of approximately 110 linear feet along Vose Street and Gault Street. The subject site is currently developed with a single-family dwelling with a detached ADU.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 33,574 square-foot lot into four lots, Parcel A, Parcel B, Parcel C and Parcel D as shown in the exhibit. Parcel A will total 7,773 square feet for the project proposal of a single-family

dwelling with a detached ADU development. Parcel B will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel C will total 7,773 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel D will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development.

The site is zoned R1-1 with a land use designation of Low Residential within the Van Nuys - North Sherman Oaks Community Plan. The site is located within a (ZI)-2452 Transit Priority Area in the City of Los Angeles and ZI-2462 Modifications to SF Zones and SF Zones Hillside Area Regulations. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The subject site's R1 zoning permits a density of two dwelling units per lot. The project proposal is for the construction, maintenance, and use of a single-family dwelling with a detached ADU on each lot. The project does not exceed the maximum permitted by-right density of the subject property. The proposed lots are compliant with the R1 Zone's minimum lot area and lot width.

The surrounding area is characterized by residential uses. The residential uses in the area are mainly low-density developments. The surrounding neighborhood is developed with predominantly residential uses. Properties within a 200 feet radius are zoned R1-1, RD2-1 and (Q)RD1.5-1 with a land use designation of Low Residential and Medium Residential are developed with one and two-story single-family homes and two and three-story multi-family buildings. The subject property is located within an Urban Agriculture Incentive Zone. The subject property is located within 7.259 km from the Northridge Fault. Therefore, the proposed project would not result in difficulties or hardships inconsistent with the general purpose and intent of the zoning regulations.

The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that 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 General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The site is zoned R1-1 with a land use designation of Low Residential within the Van Nuys – North Sherman Oaks Community Plan. The site is not located within any Specific Plan or Overlay Zone. The proposed project is the subdivision of one lot into four separate lots with the R1-1 Zone development standards which regulate the maximum allowable density, height, floor area ratio, setbacks, and parking. The R1 zone permits a maximum density of two dwelling units. The proposed project would construct single-family dwelling with a detached ADU development on each newly created lot, and thus would be compliant with the maximum density of the zone.

There are no known physical impediments or hazards that would be, materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in

which the project is located. Therefore, the site is physically suitable for the proposed density of development.

- e. The design of the subdivision and the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 3 for New Construction or Conversion of Small Structures and Class 15 for minor land divisions, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is in a developed area of the City of Los Angeles and therefore, the design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat due to the site is in an infill site designated for low density residential uses.

- f. The design of the subdivision or the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health, and Safety Code) and the Building Code. Other health and safety related requirements, as mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, 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, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The area surrounding the property is fully developed with active residential uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2023-7260-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment, and this is therefore exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not cause serious public health problems.

- g. The design of the subdivision or the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within**

**the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access or services. The project site is surrounded by Low Residential and Medium Residential uses that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area.

The project does not provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such 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 will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The site has access from Vose Street and Gault Street, which is a fully dedicated public roadway.



## **LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES**

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

**Online Application System:** The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

**Drop off at DSC:** Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

**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**

(CURRENTLY CLOSED)

(310) 231-2901

1828 Sawtelle Boulevard

West Los Angeles, CA 90025

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

**An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination.** Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Filing

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

ELIZABETH ZAMORA  
VICE-PRESIDENT

MARIA CABILDO  
CAROLINE CHOE  
MARTINA DIAZ  
KAREN MACK  
MICHAEL R. NEWHOUSE

# 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

Decision Date: September 6, 2024

Appeal End Date: September 23, 2024

Homayoon Shamolian and Janet Shamolian  
Trustee (A)  
The Homayoon and Janet Shamolian Trust  
18564 Doral Way  
Tarzana, CA 91356

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

Case No.: AA-2023-7259-PMLA  
Address: 15019 & 15021 Vose Street  
Planning Area: Van Nuys – North Sherman  
Oaks

Zone: R1-1  
D.M.: 183B145  
C.D.: 6 – Padilla  
CEQA: ENV-2023-7260-CE  
Legal Description: Arb 11, Lot PT 541, Tract  
TR 1000

In accordance with the provisions of Los Angeles Municipal Code (LAMC) 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2023-7259-PMLA, located at 15019 Vose Street, for the subdivision of a single lot to create four (4) separate parcels (Parcel A, Parcel B, Parcel C and Parcel D) as shown on the map stamp-dated December 5, 2023, in the Van Nuys - North Sherman Oaks Community Plan. This subdivision is based on the existing R1-1 Zone. Verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, or (818) 374-505. 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. The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted.

## BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

1. That, along Vose Street adjoining the subdivision, an 8-foot-wide strip of land be dedicated to complete a 33-foot-wide half right-of-way dedication in accordance with **Collector Street** standards of the LA Mobility Plan,

2. That, along Gault Street adjoining the subdivision, a 30-foot-wide strip of land be dedicated to complete a 60-foot-wide right-of-way dedication in accordance with **Local Street** standards of the LA Mobility Plan.
3. That the subdivider makes a request to the BOE Valley District to determine the capacity of existing sewers in this area.

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, through BOE online customer service portal at <http://engpermits.lacity.org/>.

### **BUREAU OF STREET LIGHTING**

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

**NOTES:** The quantity of streetlights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

### **BUREAU OF SANITATION**

5. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract/areas and found no potential problems to our structures and/or potential maintenance problem, as stated in the memo dated April 18, 2024. 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. (b).)

**Note:** This Approval is for the Tract Map only and represents the Office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District Office of the Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563

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

*Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor.*

6. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement:

“The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of the building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.”

7. The applicant shall, "Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit."

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

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

8. Show setback dimension to the new property lines for the proposed Parcel C. Provide a minimum front yard of prevailing setback for the existing Single-Family Dwelling to the new property line after dedication per LAMC 12.08 C.1. Revise the map to show compliance with the above requirement or obtain approval from the Advisory Agency to approve the deviations from the Zoning Code.
9. Revise the map to match the building footprint for the existing Single-Family Dwelling in the proposed Parcel C with the building permit 1964VN46844.
10. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" and Front yard requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedications.

Notes:

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.

**DEPARTMENT OF TRANSPORTATION**

*If you have any questions, you may contact me at [Miguel.crisostomo@lacity.org](mailto:Miguel.crisostomo@lacity.org) or 818-374-4699.*

11. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
12. A two-way driveway width of  $W=24$  feet is required for all driveways, or to the satisfaction of LADOT.
13. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles 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.
14. The report fee and condition clearance fee be paid to the Los Angeles 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.

## DEPARTMENT OF WATER AND POWER

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

## FIRE DEPARTMENT

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

16. 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. 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.
  - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. 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.
  - e. 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).
  - f. Fire Lane Requirements:
    - 1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
    - 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

- 3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
  - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
  - h. 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.
  - i. 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 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 structure 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.
  - j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
  - k. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
  - l. Site plans shall include all overhead utility lines adjacent to the site.
  - m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

- n. 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.
- o. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- p. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.
- q. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- r. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- s. 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.
- t. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

**DEPARTMENT OF RECREATION AND PARKS**

*If you have any questions or comments regarding this information, please feel free to contact Park Fees Staff, at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience regarding the following:*

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

**BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

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

18. Street Trees

- a. Project Shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All Tree plantings shall be installed to current tree planting standards when the city has previously been paid for tree plantings. The subdivider or contractor shall notify

the Urban Forestry Division at : (213) 847-3077 upon completion of construction for tree planting direction and instructions.

**DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2023-7259-PMLA shall not be issued until after the final map has been recorded.
  - b. Limit the subdivision to four (4) parcels.
  - c. All exterior lighting shall be shielded and directed onto the site.
  - d. A solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.

20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS:

Applicant shall do all the following:

- a. 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.
- b. 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 cost 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.
- c. 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 (b).

- d. 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. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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 the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## **BUREAU OF ENGINEERING – STANDARD CONDITIONS**

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

- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - d. That any necessary sewer, street, drainage, and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - e. That drainage matters be taken care of satisfactory to the City Engineer.
  - f. That satisfactory street, sewer and drainage plans, and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - g. That any required slope easements be dedicated by the final map.
  - h. That each lot in the tract 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 2010
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. 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.
  - b. 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.
  - c. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.

- d. 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.
  - e. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - f. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
  - b. Construct any necessary drainage facilities.
  - c. Construct new streetlights: one (1) on Vose Street and one (1) on Gault Street.
  - d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
  - e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
  - f. Construct access ramps for the handicapped as required by the City Engineer.
  - g. Close any unused driveways satisfactory to the City Engineer.
  - h. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
  - i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
    - a) Improve Vose Street 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 parkway.
      - 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.

5. Street trees exist along the street. Denial of their removal may impact the ability to widen the roadway. Should the Urban Forestry Division of the Bureau of Street Services (UFD) deny the removal of the street trees, then improve Vose Street with the following:

Removal and replacement of existing berm by the concrete curb and gutter, construct a 5-foot-wide concrete sidewalk abutting the new property line and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

- b) Improve Gault Street 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 parkway.
  - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway.
  - (3) Any necessary removal and reconstruction of the existing improvements.
  - (4) The necessary transitions to join the existing improvements.
- c) Construct necessary house connection sewers to serve each parcel.

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, through BOE online customer service portal at <http://engpermits.lacity.org/>.

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

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (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 proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorical Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

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

In connection with the approval of Preliminary Parcel Map No. AA-2023-7259-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.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The proposed Preliminary Parcel Map is for the subdivision of a single lot into four lots, Parcel A, Parcel B, Parcel C and Parcel D.

The subject property is a flat, rectangular lot totaling approximately 33,574 square feet with a frontage of approximately 110 linear feet along Vose Street and Gault Street. The subject site is currently developed with a single-family dwelling and a detached ADU that will remain as a part of the project. The project proposal is for the construction, use, and maintenance of a single-family dwelling with a detached ADU on each lot developed in the Van Nuys - North Sherman Oaks Community Plan. The project site is zoned R1-1 with a corresponding land use designation of Low Residential. The project is also located within an Urban Agriculture Incentive Zone, Transit Priority Area in the City of Los Angeles (ZI-2452) and Modifications to SF Zones and SF Zones Hillside Area Regulations (ZI-2462).

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Residential and the R1-1 zoning of the site. The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 33,574 square-foot lot into four lots, Parcel A, Parcel B, Parcel C and Parcel D as shown map stamp dated December 5, 2023. Parcel A will total 7,773 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel B will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel C will total 7,773 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel D will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with the LAMC.

**b. The design and improvement of the proposed subdivision are consistent with the applicable general and specific plans.**

Pursuant to Section 66418 of the Subdivision 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 Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community

apartment or stock cooperative projects.” Sections 17.05-C of the LAMC enumerates the design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). The requested map meets the required components of a Preliminary Parcel Map. Vose Street is a Collector Street that is to be dedicated to a right of way width of 66 feet and improved with 40-foot roadway and 10-foot sidewalk. Gault Street is a Local-Street Standard that is to be dedicated to a right of way width of 60 feet and improved with 20-foot roadway and a 10-foot sidewalk only on the north side of Gault street, no sidewalk along the project site. In line with Mobility Plan, the Bureau of Engineering has required, and the project has been conditioned to construct/suitably guarantee the following improvements along Vose Street and Gault Street:

- a) That, along Vose Street adjoining the subdivision, an 8-foot-wide strip of land be dedicated to complete a 33-foot-wide half right-of-way dedication in accordance with Collector Street standards of the LA Mobility Plan.
- b) Improve Vose Street 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 parkway.
  - 2) Suitable surfacing to join the existing improvements 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.
  - 5) Street trees exist along the street. Denial of their removal may impact the ability to widen the roadway. Should the Urban Forestry Division of the Bureau of Street Services (UFD) deny the removal of the street trees, then improve Vose Street with the following:
  - 6) Removal and replacement of existing berm by the concrete curb and gutter, construct a 5-foot-wide concrete sidewalk abutting the new property line and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
- c) That, along Gault Street adjoining the subdivision, a 30-foot-wide strip of land be dedicated to complete a 60-foot-wide right-of-way dedication in accordance with Local Street standards of the LA Mobility Plan.
- d) Improve Gault Street 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 parkway.
  - 2) Suitable surfacing to join the existing improvements and to complete a 18-foot-wide half roadway.
  - 3) Any necessary removal and reconstruction of existing improvements.
  - 4) The necessary transitions to join the existing improvements.

- e) Construct necessary mainline and house connection sewers to serve each parcel.

These street improvement requirements would bring Vose Street and Gault Street, along the project's street frontage, in line with current Collector Street and Local-Street standards and in conformance with the General Plan. As such, the design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Bureau of Engineering, Los Angeles Department of Transportation, Building and Safety, Department of Recreation and Parks, Fire Department, Los Angeles Department of Water and Power, and Bureau of Street Lighting) have reviewed the map and have imposed improvement requirements and/or conditions of approval.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General and Specific Plans

**c. The site is physically suitable for the proposed type of development.**

The subject property is a flat, rectangular lot totaling approximately 33,574 square feet with a frontage of approximately 110 linear feet along Vose Street and Gault Street. The subject site is currently developed with a single-family dwelling with a detached ADU.

The applicant is requesting a Preliminary Parcel Map for the subdivision of an approximately 33,574 square-foot lot into four lots, Parcel A, Parcel B, Parcel C and Parcel D as shown in the exhibit. Parcel A will total 7,773 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel B will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel C will total 7,773 square feet for the project proposal of a single-family dwelling with a detached ADU development. Parcel D will total 6,969 square feet for the project proposal of a single-family dwelling with a detached ADU development.

The site is zoned R1-1 with a land use designation of Low Residential within the Van Nuys - North Sherman Oaks Community Plan. The site is located within a (ZI)-2452 Transit Priority Area in the City of Los Angeles and ZI-2462 Modifications to SF Zones and SF Zones Hillside Area Regulations. The property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The subject site's R1 zoning permits a density of two dwelling units per lot. The project proposal is for the construction, maintenance, and use of a single-family dwelling with a detached ADU on each lot. The project does not exceed the maximum permitted by-right density of the subject property. The proposed lots are compliant with the R1 Zone's minimum lot area and lot width.

The surrounding area is characterized by residential uses. The residential uses in the area are mainly low-density developments. The surrounding neighborhood is developed with predominantly residential uses. Properties within a 200 feet radius are zoned R1-1, RD2-1 and (Q)RD1.5-1 with a land use designation of Low Residential and Medium Residential are developed with one and two-story single-family homes and two and three-story multi-family buildings. The subject property is located within an Urban Agriculture Incentive Zone. The subject property is located within 7.259 km from the Northridge Fault. Therefore, the proposed project would not result in difficulties or hardships inconsistent with the general purpose and intent of the zoning regulations.

The Department of Building and Safety, Grading Division, will require that the project satisfy

the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that 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 General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The site is zoned R1-1 with a land use designation of Low Residential within the Van Nuys – North Sherman Oaks Community Plan. The site is not located within any Specific Plan or Overlay Zone. The proposed project is the subdivision of one lot into four separate lots with the R1-1 Zone development standards which regulate the maximum allowable density, height, floor area ratio, setbacks, and parking. The R1 zone permits a maximum density of two dwelling units. The proposed project would construct single-family dwelling with a detached ADU development on each newly created lot, and thus would be compliant with the maximum density of the zone.

There are no known physical impediments or hazards that would be, materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of development.

**e. The design of the subdivision and the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 3 for New Construction or Conversion of Small Structures and Class 15 for minor land divisions, and that it would not result in significant impacts relating to biological resources. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is in a developed area of the City of Los Angeles and therefore, the design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat due to the site is in an infill site designated for low density residential uses.

**f. The design of the subdivision or the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as

mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, 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, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The area surrounding the property is fully developed with active residential uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2023-7260-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment, and this is therefore exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not cause serious public health problems.

**g. The design of the subdivision or the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access or services. The project site is surrounded by Low Residential and Medium Residential uses that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area.

The project does not provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such 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 will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The site has access from Vose Street and Gault Street, which is a fully dedicated public roadway.

**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).

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

**APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning’s DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only)	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard

8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (310) 231-2901
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City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](#) portal ([appointments.lacity.org](http://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal Filing



QR Code to Forms for In-Person  
Appeal Filing



QR Code to BuildLA Appointment  
Portal for Condition Clearance

VINCENT P. BERTONI, AICP  
Director of Planning

*Laura Frazin Steele*

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Laura Frazin Steele  
Deputy Advisory Agency

LFS:JP:MG:JM

# PRELIMINARY PARCEL MAP LA NO.

SITE ADDRESS: 15019 & 15021 W. VOSE STREET, CA SHERMAN OAKS 91405

APN: 2220-006-011

## LEGAL DESCRIPTION:

LOT PT 541 OF TRACT 1000, ARB 11  
M B 19-8 (SHT 8)  
(N 305 FT OF E 110 FT OF W 550  
FT OF LOT 541)

### PROPOSED PROJECT:

PARCEL MAP TO DIVIDE 1 LOT INTO 4 SINGLE FAMILY PARCELS.

### NOTES:

- 1- LOT AREA : = 33,574.1 SQ.FT. (ZIMAS) 33,554 SQ.FT.(CALCULATEED) ~ .770 ACRES GROSS
- 2- ZONING: EXISTING ZONE R1-1 PROPOSED ZONE R1-1.
- 3- DISTRICT MAP: 183B145
- 4- COMMUNITY PLAN: VAN NUYS-NORTH SHERMAN OAKS.
- 5- NEIGHBORHOOD COUNCIL: - VAN NUYS.
- 6- SEWERS ARE AVAILABLE.
- 7- DRAINAGE BY SURFACE METHOD.
- 8- SITE IS RELATIVELY FLAT, SLOPE IS LESS THAN 1 % DOWN FROM NORTH TO SOUTH.
- 9- THERE ARE NO HAZARDOUS CONDITIONS ON THIS PROPERTY.
- 10- THERE ARE NO PROTECTED TREES ON THE SITE. NO OAKS, NO CALIFORNIA BLACK WALNUT, NO CALIFORNIA BAY OR WESTERN SYCAMORE TREES ON THE PROPERTY.
- 11- PROPOSED 4 PARCELS.
- 12- COUNCIL DISTRICT 6.

THOMAS GUIDE PAGE: 531, GRID H5.

MAP PREPARED ON 10-5-2023

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



City of Los Angeles  
Department of City Planning

**SUBMITTED FOR FILING**

PARCEL MAP



12/05/2023

REVISED MAP  EXTENSION OF TIME

FINAL MAP UNIT  MODIFIED

DEPUTY ADVISORY AGENCY

- ① INDICATES TREES TO BE REMOVED
- ② INDICATES TREES TO BE REMAIN
- ③ INDICATES (E) SFD TO REMAIN
- ④ INDICATES (E) ADU TO REMAIN

SEE TREE REPORT PREPARED BY:  
ARSEN MARGOSSIAN, MSc  
(818) 957-7175

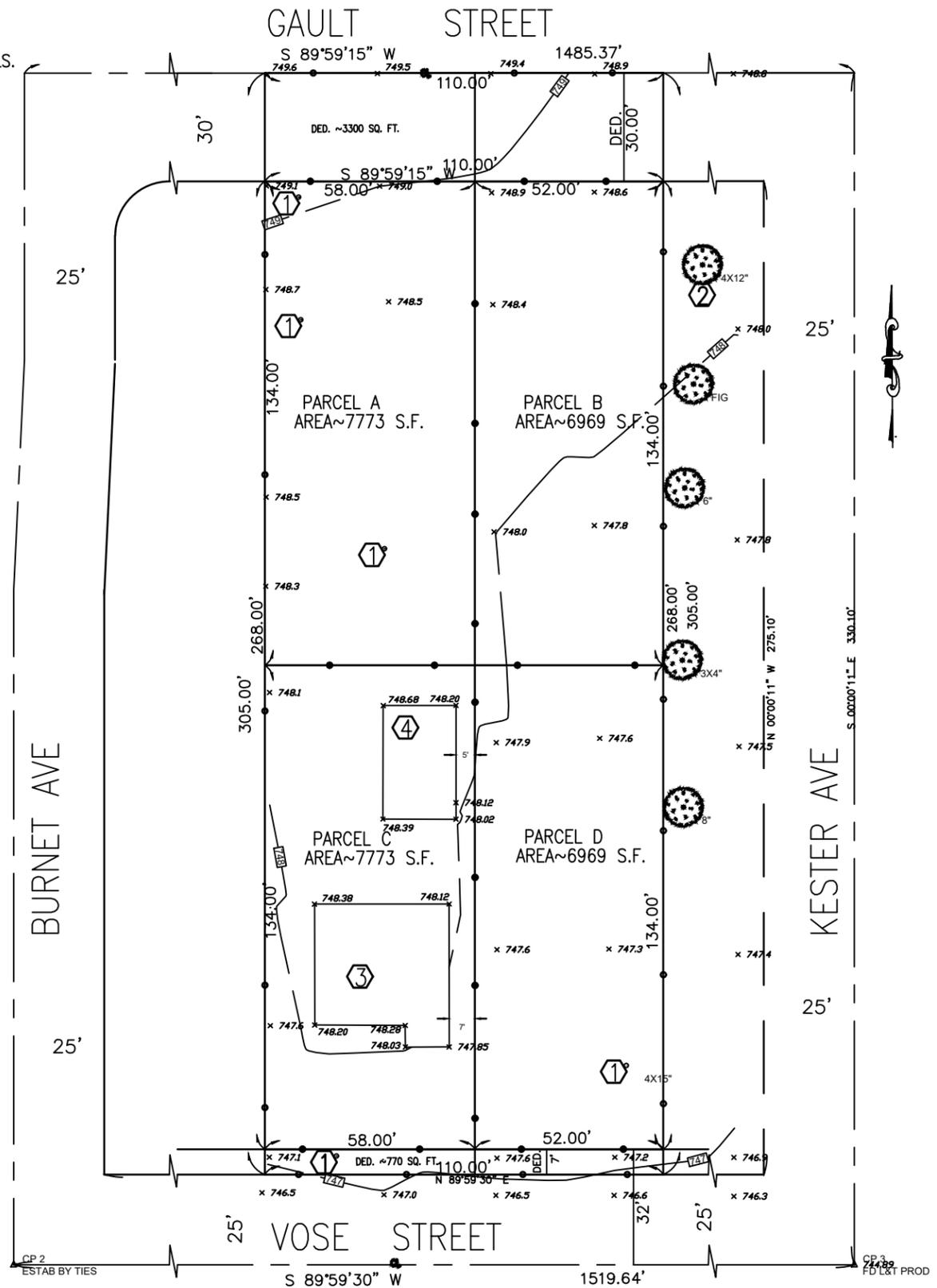
DATED MARCH 3, 2023

### AREA CALCULATION

PARCEL A = 7773 S.F.  
PARCEL B = 6969 S.F.  
PARCEL C = 7773 S.F.  
PARCEL D = 6969 S.F.  
DED. AREA = 4070 S.F.  
GROSS AREA = 33,554 S.F.  
NET AREA = 29,484 S.F.

### SOIL REPORT PREPARED BY:

AGI GEOTECHNICAL, INC  
16555 SHERMAN WAY SUITE A  
VAN NUYS, CA 91406  
(818) 785-5244  
DATED MAY 9, 2023

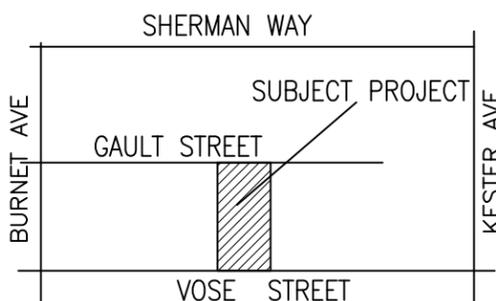


### GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.



VICINITY MAP

N. T. S.

ENGINEER : ZEITOUNY & ASSOCIATES, INC.

C/O CAMILLE ZEITOUNY  
18243 SENTENO ST.  
ROWLAND HTS., CA. 91748  
(323) 892-1168

EMAIL: ZEITOUNYC@GMAIL.COM

OWNER / SUBDIVIDER :

THE HOMAYOON AND JANET SHAMOLIAN TRUST  
18564 DORAL WAY  
TARZANA, CA 91356  
(818)-636-2797

EMAIL: EDANVHADAT@GMAIL.COM