

**DEPARTMENT OF
CITY PLANNING**

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March 17, 2020

Gevorg Daldumyan (A)(O)
237-A North Central Avenue Suite 205
Glendale, CA 91208

Hayk Martirosoann (R)(E)
Techna Land Co. Inc.
1545 North Verdugo Road Suite 2
Glendale, CA 91208

RE: Tentative Tract Map No. 74300-CN
Related Case: DIR-2014-1893-ZBA
Address: 13513 West Vanowen Street
Community Plan: Van Nuys - North Sherman Oaks
Council District: CD 2 - Paul Krekorian
Existing Zone: R3-1 and R1-1
Proposed Zone: R3-1
CEQA No.: ENV-2016-3473-CE

EXTENSION OF TIME

On March 17, 2017, the Advisory Agency approved Tentative Tract Map No. 74300-CN (TT-74300-CN), which permits the construction of eight (8) residential condominium units, with the density based on the R3-1 Zone. The associated case, DIR-2014-1893-ZBA a zone boundary adjustment to adjust the northerly portion of Lot 67 from R1-1 to R3, was approved on October 01, 2014 by Director's Determination.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07-A.1 or 17.56-A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension, totaling 9 years from the decision date for the recording of the final Vesting Tentative Tract Map No.74300-CN (TT-74300-CN) at 13513 West Vanowen Street in the Van Nuys - North Sherman Oaks Community Plan Area. Case No. DIR-2014-1893-ZBA and TT-74300-CN are related despite the significant passage of time between the filing dates of the two cases because the latter references Case No. DIR-2014-1893-ZBA in two Conditions of Approval under Condition 4-B and Condition 13. Thus it is determined that the TT time extension request applies to the ZBA as well.

Therefore, the new expiration date for the subject map is **March 28, 2026** and no further extension time to record a final map can be granted.

Vincent P. Bertoni, AICP
Director of Planning

Robert Duenas
Deputy Advisory Agency
VPB:BD:AMV:MV
cc: Councilmember John Lee

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<http://planning.lacity.org>

Decision Date: March 17, 2017

Appeal Period Ends: March 28, 2017

Gevorg Daldumyan (A)(O)
237-A North Central Avenue Suite 205
Glendale, CA 91208

Hayk Martirosian (R)(E)
Techna Land Co. Inc.
1545 North Verdugo Road Suite 2
Glendale, CA 91208

RE: Vesting Tentative Tract Map No. 74300-CN
Related Case: DIR-2014-1893-ZBA
Address: 13513 West Vanowen Street
Planning Area: Van Nuys - North Sherman
Oaks
Zone : R3-1 and R1-1
D. M. : 183B157
C. D. : 2
CEQA : ENV-2016-3473-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.15, the Advisory Agency approved Tentative Tract Map No. 74300-CN, located at 13513 West Vanowen Street for a maximum of **eight (8) residential condominium units** and as shown on map stamp-dated September 13, 2016 in the Van Nuys - North Sherman Oaks Community Plan. This unit density is based on the R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, for a interpretation of the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. Comply with any requirements with the Bureau of Engineering, Land Development Group for recordation of the final map and issuance of any permit.
2. That any fee deficit under Work Order No. EXT00708 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

3. 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

4. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - b. Revised Map to show zone boundaries per case DIR-2014-1893-ZBA.

Notes:

There is a 14 ft. Building Line along Vanowen Street on this Subdivision.

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

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

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

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

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

DEPARTMENT OF TRANSPORTATION

5. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the DOT.
 - b. A two-way driveway width of $W=28$ feet is required for residential sites between 5 and 25 parking spaces.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

6. 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. 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.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
 - f. Entrance to the main lobby shall be located off the address side of the building.
 - g. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

- h. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- i. 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.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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

DEPARTMENT OF WATER AND POWER

- 7. 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).)

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

BUREAU OF SANITATION

- 8. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

- 9. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three (3) people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

10. That the Quimby fee be based on the R3-1 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

11. 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. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

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

- a. Limit the proposed development to a maximum of eight (8) residential condominium units.
- b. Per Residential Parking Policy No. AA-2000-1, provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus ¼ guest parking spaces per dwelling.

All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

The applicant is permitted to replace required automobile parking with bicycle parking pursuant to LAMC Section 12.21-A,4.

- c. Prior to issuance of a certificate of occupancy, a minimum six-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. That 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.
 - g. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
13. Prior to the issuance of the building permit or the recordation of the final map, a copy of DIR-2014-1893-ZBA shall be submitted to the satisfaction of the Advisory Agency. In the event that DIR-2014-1893-ZBA is not approved, the subdivider shall submit a tract modification.
14. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
15. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of 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 costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- 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.

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 limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3. Prior to obtaining any grading or building permits before the recordation of the final map,

a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear 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 of 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 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public drainage facilities including the repairing or replacing of the existing system deemed necessary will be required to drain the tract to an outlet all satisfactory to the Valley District Engineering.
 - (b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

- i. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise remove and reinstall existing conduit behind new curb and gutter on Vanowen 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 Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. Improve Vanowen Street adjoining the subdivision by the construction of a new 5-foot concrete sidewalk adjacent to the property line and landscaping of the parkway or a 10-foot wide concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

NOTES:

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05N.

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

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

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

cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

On February 21, 2017, the Department of City Planning issued ENV-2016-3473-CE, and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 32. The Class 32 Exemption is intended to promote infill development within urbanized areas.

The proposed project qualifies for a Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

- (a) THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION AND REGULATIONS.

The Tentative Tract Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Medium Residential within the Van Nuys - North Sherman Oaks Community Plan and is zoned consistently as R3-1 and inconsistently as R1-1. On October 1, 2014, the property received approval for a Zone Boundary Adjustment to adjust the northerly 1,742 square feet portion of the lot that is currently zoned R1-1 to R3-1 per Case No. DIR-2014-1893-ZBA. Apartments, condominiums, and other multi-family residential uses are permitted in said land use designation and the R3 Zone. The map provides the required components of a tentative tract map. The zone would permit a maximum density of 11 dwelling units.

The project proposes to subdivide the site into eight residential condominium units pursuant to the LAMC Section 17.01. The project would comply with the applicable regulations of condominium developments, as well as the parking regulations. The project would construct a two-story residential condominium building above parking. As proposed, the density is consistent with the zone and with the Community Plan. Additionally, as the project is the subdivision of land, the project would be required to comply with any dedication and improvement requirements as required by the Mobility Element.

- (b) THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

The project site is located within the Van Nuys-North Sherman Oaks Community Plan within the City of Los Angeles. The project site is comprised of one legal lot, with a total of 9,088 square feet of lot area, or 0.21 acres. As such it is well within the five-acre threshold. The surrounding properties are generally zoned R3-1 and R1-1 and are developed with single- and multi-family development. The project site is located within an area designated for and developed with similar urban uses.

- (c) THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.

The project site is zoned R3-1 and R1-1 and is currently being developed with an eight-unit multi-family residential building. The project site is in a developed, urban area of the City. The project site has no value as a habitat for endangered, rare or threatened species.

- (d) APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

Traffic. The proposed project involves the subdivision of a currently under-construction eight-unit, two-story over parking, condominium building. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the introduction of eight condominium units to the community would result in no traffic impacts. The proposed eight condominium units does not reach the threshold to have DOT require a traffic study. The project will generate well under 500 daily trips, which is the established CEQA threshold.

The project does not propose any subterranean structures. The subject property is not in a waterway or wetland. The site is located 6.11 km from the Verdugo Fault and is not located within the Alquist-Priolo Fault Zone or a Methane Zone. The site is not located within any other officially designated scenic area, an officially mapped area of severe geologic hazard, or within an official Seismic Hazard Zone.

Noise. The project must comply with the adopted City of Los Angeles Noise Ordinances Nos. 144,331 and 161,574, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed project will not result in any significant noise impacts.

Air Quality. The building construction phase includes the construction of the proposed building on the subject property, grading, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the subject property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_x emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

Nevertheless, appropriate dust control measures would be implemented as part of the proposed project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;

- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

The project, would replace one single family dwelling with five small lot homes. Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

Water Quality. The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and construction of the project will not create any impact to water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

- (e) THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of seven dwelling units.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of **Tentative Tract Map No. 74300-CN**, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The subdivision of land is regulated pursuant to Article 7 of the Los Angeles Municipal Code ("LAMC"). Specifically, Section 17.06-B requires that the vesting tentative tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The Vesting Tentative Tract Map was prepared by Hayk Martirosian/Techna Land Co. Inc. and contains the required components, dimensions, areas, notes, legal description,

ownership, applicant, site address, and other pertinent information as required by the LAMC Section 17.06-B.

The adopted Van Nuys - North Sherman Oaks Community Plan designates the property for Medium Residential uses subject to the R3 Zone. The site contains 0.21 net acres (9,088 square feet) and is zoned R3-1 and R1-1. Based on the zoning of the site, the project is permitted a maximum density of 11 dwelling units, at a ratio of one dwelling unit per 800 square feet of lot area. The project is proposing to construct eight units, which is consistent with the permitted density of the zone.

The Tentative Tract Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Medium Residential within the Van Nuys - North Sherman Oaks Community Plan and is zoned consistently as R3-1 and inconsistently as R1-1. On October 1, 2014, the property received approval for a Zone Boundary Adjustment to adjust the northerly 1,742 square feet portion of the lot that is currently zoned R1-1 to R3-1 per Case No. DIR-2014-1893-ZBA. Apartments, condominiums, and other multi-family residential uses are permitted in said land use designation and the R3 Zone. The map provides the required components of a tentative tract map.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, the Advisory Agency concludes that the proposed tract map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Section 17.06 of the Los Angeles Municipal Code as well as the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Van Nuys – North Sherman Oaks Community Plan. Vanowen Street, adjoining the subject property to the south, is a designated Avenue II, dedicated to a width of 86 feet.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other 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.”

Section 17.05-C of the Los Angeles Municipal Code enumerates 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 map provides the required components of a tentative tract map.

The design and layout of the tentative tract map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. The project was reviewed by various city agencies that have the authority to make improvement recommendations. The tract map has been reviewed by the various Departments and Bureaus of the Subdivision Committee for compliance with pertinent regulations of the Zoning Code. The Bureau of Engineering has reviewed the location of the project site and the proposed map and is not recommending any dedications, but is recommending improvements to the public right-of-way, consistent with the Mobility Element of the General Plan. Additionally, the Bureau of Street Lighting is recommending the removal and reinstallation of existing conduit behind new curb and gutter if there is a street widening requirement. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the tentative map, building permit, grading permit, or certificate of occupancy.

As conditioned, the design and improvements of the proposed project are consistent with the applicable General Plan and Van Nuys – North Sherman Oaks Community Plan.

Therefore, as conditioned, the design and improvement of the proposed subdivision are 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 site is a flat parcel containing approximately 0.21 net acres (9,008 square feet) and is located in a mixed density residential neighborhood. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, very high fire hazard severity zone etc.). The site is located approximately 6 kilometers from the nearest known fault (Verdugo) and is subject to liquefaction; however, any construction that occurs on site will be required to adhere to appropriate seismic and geotechnical requirements, as deemed appropriate. The site is relatively level and is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone.

The site is an in-fill lot in a substantially developed urban area. The surrounding properties fronting Vanowen Street are zoned R3-1 and are developed with multi-family residential developments ranging in height from two to four stories. The northern adjoining properties front Hartland Street are zoned R1-1 and are developed with single-family dwellings. The site is an in-fill lot in a substantially developed urban area and Vanowen Street is an established multi-family residential and commercial street.

On January 31, 2017, the Department of City Planning determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 32. This exemption is for infill developments meeting the following five criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres

substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

Therefore, the site will be physically suitable for the proposed type of development.

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

The subject property is located within the Van Nuys-North Sherman Oaks Community Plan, which designates the subject property for Medium Residential land uses with the corresponding R3 Zone.

Under the Medium Residential land use designation and R3 Zone, the residential condominium development is subject to a density requirement of one dwelling unit per 800 square feet of lot area (Section 12.10 of the Los Angeles Municipal Code). By dividing the net lot area of 9,088 square feet (after dedications) by 800 square feet, 11.36 units are permitted on the site, which is rounded down to 11 units. The applicant is permitted to construct a maximum of 11 units on the site and eight (8) units are proposed. Thus, the project is consistent with the allowable density of the R3-1 Zone and the Subdivision Map Act. Furthermore, the proposed project is conditioned to comply with the requirements for landscaping, trees, open space, parking, building articulation and setbacks in accordance with Ordinance No. 167,335.

The subject site is a flat, infill lot in a substantially developed, mixed-density urban area with adequate infrastructure. The surrounding properties are developed with a mix of single- and multi-family residential uses ranging from one to four stories in height. The northern adjoining property is zoned R1-1 and is developed with a single-family dwelling. The eastern adjoining property is zoned R3-1 and is developed with multi-family residential. The southern adjoining properties (across Vanowen Street) are zoned [Q]RD1.5-1 and are developed with multi-family residential. The eastern adjoining property is zoned R3-1 and is developed with multi-family residential.

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 property is located. Therefore, the project 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 ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

(f) THE DESIGN OF THE SUBDIVISION AND 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 mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. 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.

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. Additionally, the project was identified as being Categorical Exempt from further CEQA review pursuant to Class 32 for infill development. No adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (g) 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.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. A solar report, dated July 7, 2016, was submitted with the tract application.

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

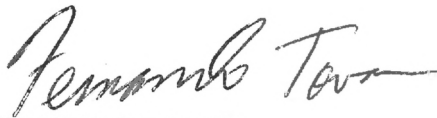
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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

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

These findings shall apply to both the tentative and final maps for Tentative Tract Map No. 74300-CN.

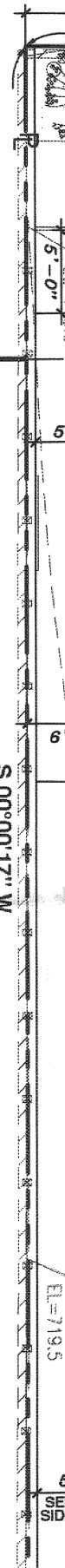
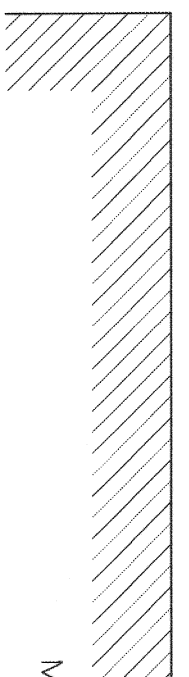
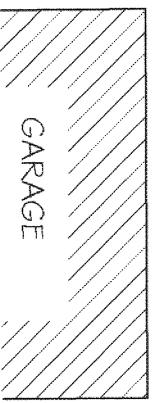
VINCENT P. BERTONI, AICP
Advisory Agency

A handwritten signature in black ink, appearing to read "Fernando Tovar". The signature is written in a cursive, flowing style.

FERNANDO TOVAR
Deputy Advisory Agency

FT:JT:JP:bk

R1-1; R3-1



PROJECT DATA

EXIST. ZONE:-----R3-1 / R1
 PROP. ZONE:-----R3-1 / R1
 GENERAL PLAN LAND USE: -MEDIUM RESIDENTIAL
 EXIST. USE:-----VACANT

PROP. USE:-----8-UNIT CONDOS

NO. OF STORIES:-----3 STORIES

NO. OF PARKING:-----16 SPACES

BICYCLE PARKING:-----LONG TERM = 8 STALLS
 SHORT TERM = 2 STALLS

LOT AREA (NET):-----9,088.18 SQ. FT.
 =0.21 AC
 (WITHIN EX.BORDERS)

LOT AREA (GROSS):-----11,694.00 SQ. FT.
 =0.27 AC (VANOWEN ST)

DIR:-----2014-1893-ZBA

LEGEND:

[201] — UNITS LOCATED AT SECOND FLOOR

[301] — UNITS LOCATED AT THIRD FLOOR

UNIT AREA TABULATION

UNITS	SQ. FT.
201, 301	1,265 SQ.FT. / EA
202, 302,	1,325 SQ.FT. / EA
203, 303,	1,265 SQ.FT. / EA
204, 304,	1,265 SQ.FT. / EA