

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
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**CITY OF LOS ANGELES
CALIFORNIA**



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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

May 16, 2022

Owner/Applicant

Kandiah Perinpanathan
18352 West Keswick Street, #10
Reseda, CA 91335

Representative

Demsher Civil Engineering, Inc.
Maria Delgado
16823 Saticoy Street
Van Nuys, CA 91406

RE: Parcel Map No. AA-2018-1739-PMLA

Related Case: ZA-2018-1740-ZAA

Address: 9000 North Canby Avenue and

18424-18425 West Sunburst Street

Community Plan: Northridge

Council District: 12 - Lee

Zone: R1-1

CEQA: ENV-2018-1741-CE

EXTENSION OF TIME

On May 16, 2019, the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2018-1739-PMLA for a maximum three-parcel single-family lot development as shown on revised map stamp-dated December 6, 2018 in the R1-1 Zone, located at 9000 North Canby Avenue and 18424-18425 West Sunburst Street within the Northridge Community Plan. On May 16, 2019, the Zoning Administrator also conditionally approved a Zoning Administrator's Adjustment to maintain a 20-foot lot width in lieu of the 50 feet required in the R1-1 Zone.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2018-1739-PMLA. In addition, pursuant to Chapter 1, LAMC Section 12.36 G.1, quasi-judicial approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and related Case No. ZA-2018-1740-ZAA is **May 16, 2028**.

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:MN:JR

cc: Councilmember John Lee

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

INFORMATION
<http://planning.lacity.org>

Decision Date: May 16, 2019

Appeal End Date: May 31, 2019

Kandiah Perinpanathan (O/A)
18352 Keswick Street, #10
Reseda, CA 91335

Maria Delgadillo (R)
Spindler Engineering
16823 Satcoy Street
Van Nuys, CA 91406

Re: AA-2018-1739-PMLA
Related Case: ZA-2018-1740-ZAA
9000 Canby Avenue and
18424-18425 West Sunburst Street
Northridge Community Plan
Zone : R1-1
D.M. : 195-B-125
C.D. : 12
CEQA: ENV-2018-1741-CE
Legal Description: Lot PT 132, Arb 2, M B
16-94/95, Tract ZELZAH

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole of the administrative record, that the project is exempted from CEQA pursuant to State CEQA Guidelines Article 19, Section 15305, Class 5 and Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Parcel Map No. AA-2018-1739-PMLA composed of one lot, located at 9000 North Canby Avenue/18424-18425 West Sunburst Street for a maximum three-parcel single-family lot development as shown on **revised map stamp-dated December 6, 2018**. This unit density is based on the R1-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) If you have any questions or want to make an appointment, please call DCP staff at (213) 482-7077, (818)-374-5050 or (310) 231-2901. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

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

1. That a variable width strip of land be dedicated to complete a 30-foot radius property line cul-de-sac with appropriate transition to the existing right-of-way at the terminus of the Sunburst Street. In addition, provide a 10-foot wide public sidewalk easement adjoining the dedication stated above.
2. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
3. That either construct a mainline sewer extension to serve the Parcel B, or provide a sewer easement through Parcel A to serve the Parcel B.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

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

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site once the following items have been satisfied:
 - a. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimension the lot width for the proposed Parcel A (as defined in Section 12.03 of the Zoning Code.
 - b. The Proposed Parcel A does not comply with the minimum 50 ft. lot width requirement of the **R-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

- c. The Proposed Parcel C needs to comply with Prevailing Front Yard setback. Provide Prevailing Front Yard setback calculations to show provided front yard setback for existing structure complies; if Prevailing Front Yard setback cannot be determine, then a minimum 20 ft. front yard setback is required for the **R-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

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

Note: If you have any questions, you may contact Vicente Cordero at 818-374-4697 or Vicente.Cordero @lacity.org.

6. Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A driveway width of W=26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway width of W=18 feet is required for all other single family residential sites with direct street access.
 - b. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
 - c. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with*

a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

7. Submittal of plot plans for Fire Department review and approval prior to recordation of Parcel Map Action.
 - 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. 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.
 - e. 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.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING

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

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

BUREAU OF SANITATION

Questions regarding the Wastewater Collection Systems Division of the Bureau of Sanitation clearance should be directed to Edgar Morales, (323) 342-6041.

10. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel map and found potential problems to their structure or potential maintenance problems, as stated in the memo dated September 14, 2018. There are easements contained within the property and any proposed development in close proximity to the easements must secure Department of Public Works approval. Upon compliance with its condition 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

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

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 N. Figueroa St Suite 400. Los Angeles, CA 90012-0328. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

13. 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. **Use.** Limit the proposed development to a maximum of three lots.
 - b. **Access.** No driveway shall be provided for Parcel C on Sunburst Street as vehicular access will be maintained from the existing rear driveway on

Canby Avenue. The dwelling façades and main entrances for Parcels A, B, and C shall be oriented toward Sunburst Street.

- c. **Covered Parking.** That a minimum of two covered parking spaces per dwelling unit shall be provided.
 - d. **Guest Parking.** Parcel A shall provide one guest parking space on site, as required for lots with less than 50 feet of frontage. Parcel B shall provide one guest parking space on site, as street parking is reduced by the cul-de-sac. (Note: The guest parking space can be provided within the driveway apron.)
 - e. **Lighting.** All exterior lighting shall be shielded and directed onto the site.
 - f. **Masonry Wall.** That prior to issuance of a certificate of occupancy, a minimum six (6)-foot-high, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists.
 - g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - i. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
14. That prior to the issuance of the building permit or the recordation of the final map, a copy of the approved Zoning Administrator's Adjustment ZA-2018-1740-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that the Zoning Administrator's Adjustment is not approved, the subdivider shall submit a tract modification.

INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

15. Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage,

- including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one 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 Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) Construct new street light: one (1) on Canby Ave. and one (1) on Sunburst St.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve the cul-de-sac being dedicated and the public sidewalk easement area being provided at the terminus of the Sunburst Street and adjoining the subdivision by the construction of the following:
 - a. An integral concrete curb and gutter, and a new 5-foot wide concrete sidewalk and landscaping of the remainder public sidewalk easement area.
 - b. Suitable surfacing to join the existing pavements and to complete a 30-foot curb radius cul-de-sac return all acceptable to the City Engineer.
 - c. Any necessary removal and reconstruction of existing improvements.
 - d. The necessary transitions to join the existing improvements.
 - (2) That construct necessary mainline sewer extension to serve the Parcel B, or provide a sewer easement through Parcel A to serve the Parcel B.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

The project is categorically exempt from the provision of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, Article 19, Section 15305, Class 5 and Section 15315, Class 15. Categorical Exemption No. ENV-2018-1741-CE was issued for the project as a minor land division.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Preliminary Parcel Map No. AA-2018-1739-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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The subject property is approximately 22,520 square feet in area and zoned R1-1. The Northridge Community Plan designates the site for Low II Residential land use with a corresponding zone of R1. The applicant has requested to subdivide the property into three parcels for three single family dwellings. The parcels will be 5,382 square feet (Parcel A), 5,037 square feet (Parcel B), and 8,903 square feet (Parcel C) in area. Parcels A and B will be accessed from Sunburst Street. Parcel C will be accessed from an existing driveway on Canby Avenue. Single family dwellings are permitted in the R1-1 Zone with a minimum lot area of 5,000 square feet. The proposed parcels exceed this minimum lot area, and therefore the parcel map is consistent with the General Plan land use designation of Low II Residential.

Section 17.05.C of the Los Angeles Municipal Code (LAMC) 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 17.50 further establishes general provisions for parcel maps and Section 17.51 describes filing of Preliminary Parcel Maps, including requirements for forms and contents. The Preliminary Parcel Map was prepared by Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. Therefore, the proposed map is substantially consistent with the applicable General Plan and applicable LAMC Sections.

- (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 Northridge Community Plan. The subject property is not located within a Specific Plan or overlay. Canby Avenue, located to the south of the project site, is a designated Local Street – Standard with a dedicated right-of-way of 60 feet. Sunburst Street, located to the east of the project site, is a designated Local Street – Standard with a dedicated right-of-way of 54 feet. Vehicular access to Parcels A and B will be from Sunburst Street and vehicular access to Parcel C will be from Canby Avenue.

The applicant has filed the subject request in conjunction with a Zoning Administrator's Adjustment to permit a 20-foot lot width for Parcel A, in lieu of the 50 feet required in the R1-1 Zone. The parcel map cannot be recorded unless the adjustment is approved by the Zoning Administrator. The request will not permit an increase in residential density beyond would otherwise be permitted by the land use designation. A separate Letter of Determination will be issued from the Zoning Administrator regarding this related request.

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.

Section 17.05 of the Los Angeles Municipal Code (LAMC) details design standards for subdivisions and Section 17.05.C requires that each subdivision map be in conformance with the General Plan. Section 17.06.B lists the map requirements for tentative tract maps, including required information, designated map preparers, and appropriate scale.

The design and layout of the map is consistent with the standards established in the Subdivision Map Act and Division of Land Requirements and the LAMC. Several City of Los Angeles agencies have reviewed the map, including the Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation, and they have deemed the subdivision design satisfactory. These agencies have imposed various improvement requirements and/or conditions of approval. Staff received recommendations from the Bureau of Engineering requiring the project to improve the terminus Sunburst Street with a cul-de-sac and provide a 10-foot wide public sidewalk easement, including a 5-foot sidewalk and parkway. The project will construct the necessary mainline and house sewer connections to serve each parcel. The subdivision is required to comply with all regulations pertaining to grading, building permits, and street improvements permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the map, building permit, grading permit, or certificate of occupancy.

Therefore, as conditioned, the design and improvement of the proposed subdivision 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 project site is a level, rectangular 22,520 square foot lot in the R1-1 Zone. The site is developed with a single family dwelling constructed in 1911 and detached garage. Both structures will be maintained as part of this project. The applicant is proposing to subdivide the parcel into three lots to be developed with single family dwellings. No significant trees are proposed for removal. The site is located 7.1 kilometers from the Northridge Fault and is located in an Airport Hazard Zone (300' Height Limit Above Elevation 790). The site is not located in a Liquefaction Zone, Alquist-Priolo Fault Zone, or Preliminary Fault Rupture Study Area. The site is not located in a BOE Special Grading Area or Hillside Area. The Department of

Building Safety, Grading Division has indicated that the project does not require a geology or soils report as the property is not located within a City designated Hillside Area nor is it located within a State of California designated liquefaction, earthquake induced landslide, or fault-rupture hazard zone. Prior to the issuance of a demolition, grading, or building permit, the project is required to comply with any applicable requirements of the LAMC and regulatory compliance measures (RCMs). RCMs regulate the construction of projects in Airport Hazard Zones and other sensitive locations to reduce any potential impacts to less than significant.

Categorical Exemption no. ENV-2018-1741-CE was issued and found that the project is categorically exempt per State CEQA Guidelines, Article 19, Section 15305, Class 5 and Section 15315, Class 15 as a project resulting in a minor division of land into four of fewer parcels. The project's implementation is not expected to have any significant impacts.

Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

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

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur. The adopted Northridge Community Plan currently designates the subject site for Low II Residential land use, which has a corresponding zone of R1. The site is zoned R1-1 and is consistent with the land use designation. The size of the site is of sufficient size for a 3-lot single family subdivision. The proposed parcel map will subdivide an oversized parcel and create two new lots for single family dwellings. The density of the proposed project is consistent with that of adjoining single family residential development.

The applicant has filed the subject request in conjunction with a Zoning Administrator's Adjustment to permit a 20-foot lot width for Parcel A, in lieu of the 50 feet required in the R1-1 Zone. Parcel A is proposed to be configured as a "flag lot" with a long driveway providing access from Sunburst Street to the wider portion of the lot located behind Parcel B. Los Angeles Municipal Code (LAMC) Section 12.03 defines lot width as "the horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines." Due to this method of measuring lot width, Parcel A has a substandard lot width. An alternative configuration for the site would be to arrange Parcels A and B side by side, in lieu of the proposed "flag lot" configuration. However, the site has a total width of approximately 75 feet, and this alternative arrangement of the site would result in two parcels with reduced lot widths. The proposed lot configuration does not permit a greater density than what is permitted by the R1-1 Zone, and each of the parcels meets the minimum lot area requirement of the R1-1 Zone. Therefore although the map is required to obtain approval of a

Zoning Administrator's Adjustment in order to permit the proposed configuration of the site, the map is consistent with the density and lot area requirements of the zone.

Therefore, the project site is physically suitable for the proposed density of the 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 categorical exemption, ENV-2018-1741-CE, is pursuant to State CEQA Guidelines, Article 19, Section 15305, Class 5, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in a change in land use or density; and pursuant to Section 15315, Class 15, for the division of property into four or fewer parcels when the division is in conformance with the General Plan, and zoning, no variances or exceptions are required, all services and access to the proposed parcels are to local standards, and the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

The project site is currently developed with one single family dwelling and detached garage. It is an infill lot in a substantially developed area with single family dwellings, multifamily dwellings, and commercial uses. According to the Arborist Statement prepared by Paul Lewis, Courtland Studio, LLC, dated March 5, 2018, there are no significant or significant non-protected trees on site proposed for removal.

The project site and the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Therefore the design of the subdivision and the proposed improvements will not cause substantial environmental damage or injury to wildlife in their habitat.

- (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 site is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. Per ZIMAS, the project is located 7.1 kilometers from the Northridge Fault and is within an Airport Hazard Zone (300'

Height Limit Above Elevation 790). 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. 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.

Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel map and found potential problems to their structure or potential maintenance problems, as stated in the memo dated September 14, 2018. There are easements contained within the property and any proposed development in close proximity to the easements must secure Department of Public Works approval. Upon compliance with its condition requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering to ensure the project site does not adversely affect any existing sewage easements which currently exist on the site. Additionally, any needed public access roads and utilities will be acquired by the City prior to the recordation of the final map.

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2018-1739-PMLA.

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

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

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

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

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

***Please note the cashiers at the public counters close at 3:30 PM.**

Appeal forms are available online at www.planning.lacity.org

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

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

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

VINCENT P. BERTONI, AICP
Director of Planning



SARAH HOUNSELL, CP
Deputy Advisory Agency

ML:SH:VKJ:CB:mkc

Preliminary Parcel Map LA No. 2018-1739 PMLA

Site Address: 9000 Canby Avenue, Northridge, Ca 91325
 Proposed Project: Parcel Map from Lot to three single family parcels.

• Indicates the border of the land being subdivided.

SCALE: 1"=20'

Legal Description:

The West 150 feet of the East 315 feet of Lot 132 of the Zelzah Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 16, Pages 94 to 95 of maps, in the office of the County Recorder of said County.

Except the East 75 feet of said West 150 feet.

Also Except therefrom that portion of said land lying Northerly of the Southerly line of Tract No. 30660 as per Map recorded in Book 792, Page 1 and 2 of Maps, in the office of the County Recorder of said County.

Zoning:

Existing zone: R1-1
 Area:
 Total Area: 22,520.1 sq.ft. (0.51 acre)
 Parcel "A": 5,382 sq.ft. (0.12 sq.ft.)
 Parcel "B": 5,037 sq.ft. (0.11 sq.ft.)
 Parcel "C": 8,903 sq.ft. (0.20 sq.ft.)

Owner / Subdivider

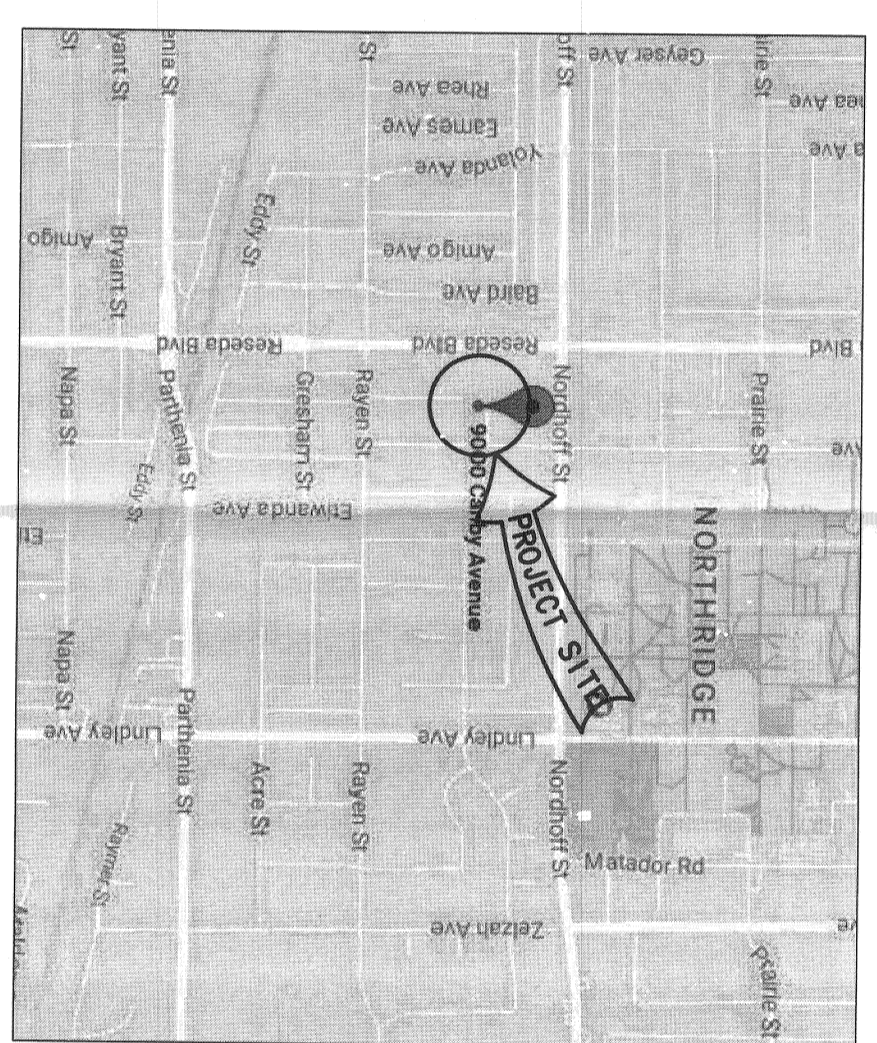
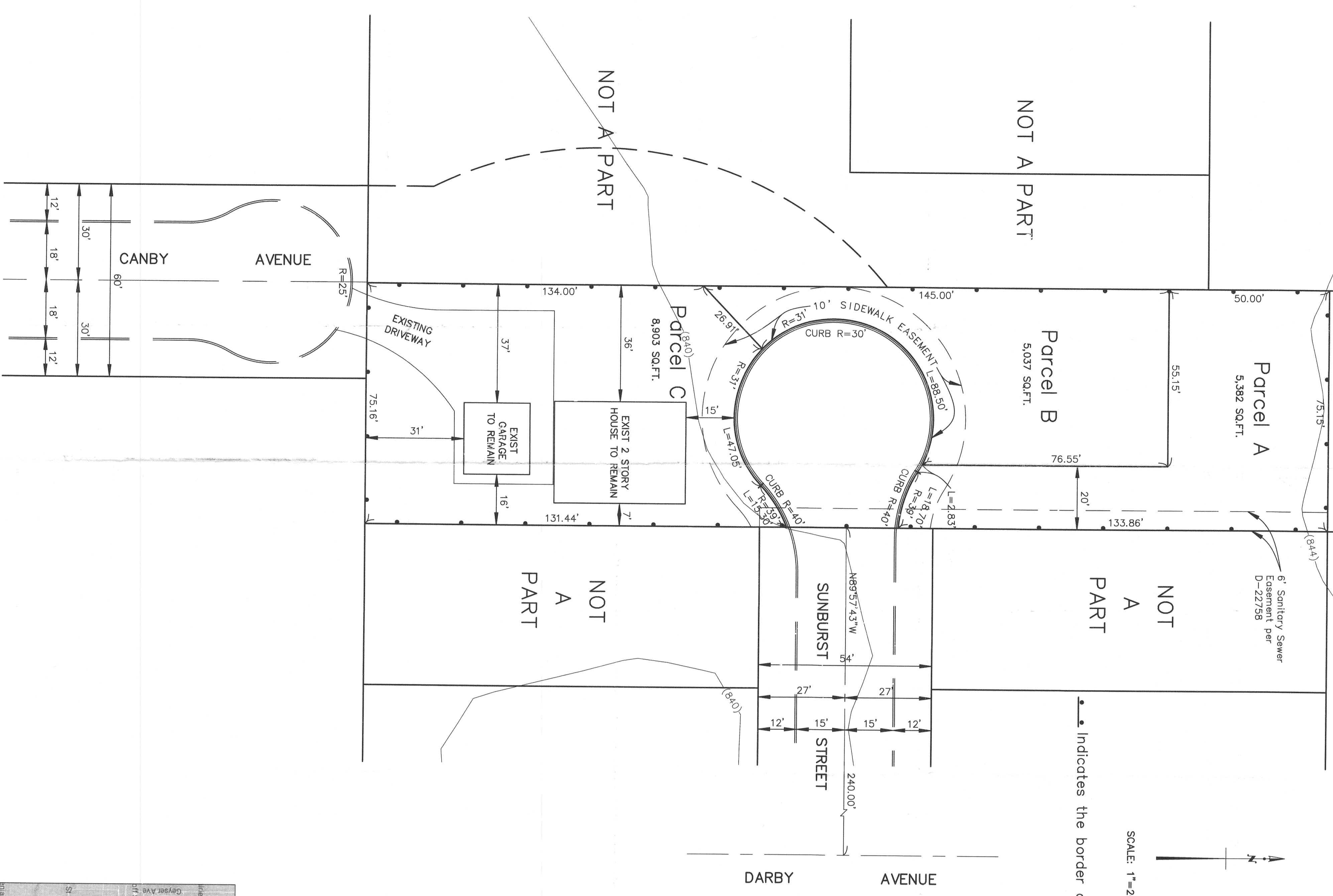
Kandiah Perinpanathan
 Vasanathadevi Perinpanathan
 18352 Keswick St., #10
 Reseda, Ca 91335
 818-708-0456

Land use consultant

Spindler Engineering, Inc.
 16823 Satcoy Street
 Van Nuys, Ca 91406
 818-782-2788
 Larry G. Gray
 Maria Delgadillo

General Note:

- Site is level.
- There is no easement on the subject property except as shown.
- There is no hazard or hazardous material on the property.
- No oak trees, Western Sycamore, California Bay or Southern California Black walnut on property.
- Surface and contributory drain to be conveyed to the street.
- Sewer disposal by underground sewer system.
- There is existing two story (2,016 sq.ft.) with unattached garage and 400 sq.ft. of floor area and is subject to remain on parcel C.



These plans are instruments of service and the property of Spindler Engineering, Inc. All information contained on these drawings is for use on this specific project only. This information is provided in an electronic format (computer disk, compact disk, or via e-mail) and does not constitute the delivery of our professional work product. Only electronic files signed by a registered engineer employed by Spindler Engineering, Inc. constitute our work product. Any reproduction, distribution, or use of these drawings without the written permission of Spindler Engineering, Inc. is prohibited. All rights reserved.

DATE	REVISION	BY	DESCRIPTION
AUG 2017			
OCT 2018			

NO.	BY	DATE	SHEET	DESCRIPTION
				REVISIONS

DATE	PROJECT
	PRELIMINARY PARCEL MAP LA NO. 2018-1739 PMLA

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED TO: [] TENTATIVE MAP [] PARCEL MAP
 [] REVENUE MAP [] MODIFIED
 [] FINAL MAP UNIT [] EXTENSION OF TIME
 [] DEPT. ADVISORY AGENCY
 DEC 06 2018
 AA - 2018-1739
 DEC 06 2018

