

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
ILISSA GOLD
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

City of Los Angeles
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 7, 2023

Owner/ Applicant

Griffith Park Blvd., LLC
10153 West Riverside Drive, #1000
Toluca Lake, CA 91602

Representative

Matthew Hayden
Hayden Planning
10008 West National Blvd., #229
Los Angeles, CA 90034

RE: Vesting Tentative Tract Map No. 74087-SL

Related Cases: None

Address: 2806-2820 North St. George Street

Community Plan: Hollywood

Council District: 4 – Nithya Raman

Existing Zone: RD1.5-1XL

CEQA: ENV-2016-1627-CE

EXTENSION OF TIME

On July 21, 2017, the Deputy Advisory Agency (DAA) approved VTT-74087-SL for the creation of twelve (12) small lot homes, located at 2806-2820 North St. George Street as shown on map stamp dated May 9, 2016 within the Hollywood Community Plan.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.07 A.1, the initial life of the map approval is three years. Absent an allowable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance, by January 21, 2022 per AB1561.

On October 13, 2023, the Subdivider's Representative, Matthew Hayden from Hayden Planning Services, provided written correspondence to City Planning, along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision Map Act pursuant to Government Code Sections 66463.5(d)(1)-(2). Specifically, these correspondences cite evidence of Los Angeles Department of Water and Power (LADWP), a public agency, delays between March 22, 2021, through November 15, 2023 (See Exhibit A). These delays were based on required clearances associated with the Project's water and power systems needed for the final map; and LADWP's inaction in providing an updated invoice for the subdivider to pay so that Condition 11 and S-1(c) can be satisfied resulting in a 968 day delay.

In addition, pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 74087-SL which includes the added delay time applied per the Subdivision Map Act's development moratorium tolling for this map entitlement, approved under VTT-74087-SL.

Based on the DAA's review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under VTT-74087-SL, specifically the provisions set forth in Government

Code Sections 66463.5(d)(1)-(2), related to the Department of Water and Power Condition No. 11 and Bureau of Engineering Condition No. S-1(c).

The Vesting Tract Map approval shall be tolled for an extended period not to exceed 968 days (the period from March 22, 2021, to November 15, 2023).

Therefore, the new expiration date for the subject map is **September 15, 2030**.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez

Nelson Rodriguez
Deputy Advisory Agency
VPB:AMV:NR

cc: Councilmember – Nithya Raman

Encls.: Exhibit A – LADWP delay documentation

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: VTT-74087-SL PROJECT ADDRESS: 2812 N St. George Street

DATE OF APPROVAL: 7-21-21 EFFECTIVE DATE OF APPROVAL: 8-1-21

2. JUSTIFICATION/REASON FOR TIME EXTENSION

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

Client experienced departmental delays with utilities and economic delays.

3. ADDITIONAL INFORMATION/REQUIREMENTS

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

4. OWNER/APPLICANT INFORMATION

Applicant: Chris Schwanitz Company: Griffith Park Blvd, LLC
Address: 10153 W Riverside Dr, #1000 Telephone: 310-401-0115
Zip: 91602 E-mail: cschwanitz00@gmail.com

Property Owner: Same as applicant Company: _____
Address: _____ Telephone: _____
Zip: _____ E-mail: _____

Representative: Matthew Hayden Company: Hayden Planning
Address: 10100 Venice Boulevard Telephone: 310-614-2964
Zip: 90232 E-mail: matthew@haydenplanning

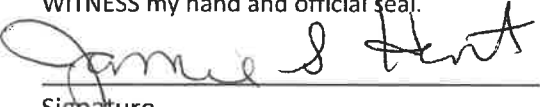
5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature:  Print: Chris Schwanitz

State of Michigan ALL-PURPOSE ACKNOWLEDGMENT
County of Grand Traverse, On 12-6-23 before me, Jamie S Hunt Notary
(Insert Name of Notary Public and Title)
personally appeared Chris Schwanitz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Michigan that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

 (Seal)
Signature

JAMIE S HUNT
Notary Public - State of Michigan
County of Kalkaska
My Commission Expires 12/03/2025
Acting in the County of Grand Traverse

Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
--------	-------------	--------------------------	------

Application:

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: VTT-74087-SL PROJECT ADDRESS: 2812 N St. George Street

DATE OF APPROVAL: 7-21-21 EFFECTIVE DATE OF APPROVAL: 8-1-21

2. JUSTIFICATION/REASON FOR TIME EXTENSION

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

Client experienced departmental delays with utilities and economic delays.

3. ADDITIONAL INFORMATION/REQUIREMENTS

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

4. OWNER/APPLICANT INFORMATION

Applicant: Chris Schwanitz Company: Saint George Griffith Park Blvd, LLC
Address: 10153 W Riverside Dr, #1000 Telephone: 310-401-0115
Zip: 91602 E-mail: cschwanitz00@gmail.com

Property Owner: Same as applicant Company: _____
Address: _____ Telephone: _____
Zip: _____ E-mail: _____

Representative: Matthew Hayden Company: Hayden Planning
Address: 10100 Venice Boulevard Telephone: 310-614-2964
Zip: 90232 E-mail: matthew@haydenplanning

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature: [Signature] Print: CHRISTOPHER SCHWANITZ

ALL-PURPOSE ACKNOWLEDGMENT

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

Signature

(Seal)

Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
--------	-------------	--------------------------	------