PARCEL MAP NO. AA-2023-2925-PMLA-HCA (stamped map dated June 8, 2023)

HEARING DATE: July 8, 2025

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332 (Class 32) an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to Chapter 1 of the Los Angeles Municipal Code Section**s** 17.03, and 17.51, a request for a preliminary parcel map for the subdivision of one lot into two lots on a 35,913 (gross) square foot lot in the RA-1 Zone, and a request to waive the dedication and improvement street standards as set forth in the Mobility Plan 2035 and as required by the Bureau of Engineering.

Incidental Case(s):

Case No. ZA-2023-2926-ZAA-HCA: Incidental request for a Zoning Administrator's Adjustment for a reduced midpoint (lot width) for Parcel B to allow for a flag lot configuration where a portion of the lot has a width of 20 feet in lieu of 70 feet as otherwise required in the RA-1 Zone pursuant to LAMC Section 12.07 C.4.

RELEVANT PERMITS OR CASES

ON-SITE:

Ordinance No. 129,279: On February 26, 1965, Ordinance No. 129,279 went into effect amending the definition of "Hillside Areas" of Subsection (h) of Section 91.0403 of the Los Angeles Municipal Code.

OFF-SITE:

Case No. AA-1997-7198-PMLA: On November 21, 1997, the Advisory Agency denied Parcel Map AA-1997-7198-PMLA to allow the subdivision of one lot into two lots. The denial was made based on the findings that the proposed two-parcel flag lot subdivision incompatible with the neighborhood's prevailing rectangular lot pattern, noting that although similar nearby lots exist, they were created by deed and not through an approved subdivision process.

Case No. AA-2004-1965-PMLA: On October 29, 2004, the Advisory Agency denied Parcel Map AA-2004-1965-PMLA to allow the subdivision of one lot into two lots. The denial was made based on the findings that the proposed subdivision to create a flag lot was inconsistent with the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan to "preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance."

Case No. AA-2004-1965-PMLA-1A: On June 21, 2005, the South Valley Area Planning Commission denied the appeal and sustained the Determinations of the Deputy Advisory Agency dated October 29, 2004 in the disapproval of Parcel Map AA-2004-1965-PMLA to subdivide one lot into two creating a flag lot.

Case No. AA-2006-2601-PMLA: On February 14, 2007, the Advisory Agency approved Parcel Map AA-2006-2601-PMLA to allow the subdivision of two adjacent lots into a maximum of three lots.

Case No. AA-2006-2601-PMLA-1A: On May 1, 2007, the South Valley Area Planning Commission granted the appeal and overturned the Determination of the Deputy Advisory Agency dated October 29, 2004 which approved the parcel map under Case No. AA-2006-2601-PMLA. The South Valley Area Planning Commission denied the previous Advisory Agency approval of Parcel Map AA-2006-2601-PMLA to subdivide two adjacent lots into a maximum of three lots. The South Valley Area Planning Commission's denial of the parcel map was made pursuant on the following findings:

- Testimony and a Grant Deed dated August 28, 2006, presented at the appeal hearing indicated the subdividers sold an unrecorded parcel, leading to a lack of community confidence that they—or any future owners—will comply with the conditions of approval or fully understand the legal implications of the unauthorized land transfer.
- The proposed preliminary parcel map is not consistent with the General Plan and Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan because the proposed parcel map is not in character with the surrounding single-family neighborhood.
- The proposed preliminary parcel map erodes the livability of the neighborhood because it cannot be demonstrated that there are adequate services and public facilities to support the increase in density.

PUBLIC RESPONSES

No letters have been received from the public.

GENERAL COMMENTS

The subject site is a level, regular shaped lot, consisting of 35,913 gross square feet of lot area. The site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area, with a land use designation of Very Low Residential and is zoned RA-1. The RA-1 Zone would permit a maximum of two lots zoned for single-family and associated uses. The site includes 120 feet of frontage along the north side of Collins Street with a lot depth of approximately 300 feet.

The subject site is currently developed with an existing single-family dwelling, a patio, and six-foot-high wooden gates, all of which are proposed for demolition. The subject site also contains three protected trees – one Southern California Black Walnut, one Valley Oak, and one California Western Sycamore – as well as nine mature, significant trees as identified in the Arborist Report prepared by Kay J. Greeley, dated October 18, 2023. According to the report, one mature Orange tree is proposed for removal, and six additional mature trees along with one protected California Western Sycamore tree located along the proposed rear property line of Parcel A will experience encroachment into their protected zones to accommodate construction on Parcel A. The proposed project involves the subdivision of the existing 35,913 lot into two single family lots, Parcel A with a lot area of 17,600 square feet and Parcel B with a lot area of 18,313 square feet. No proposed construction is disclosed on the parcel map stamp-dated June 8, 2023.

The applicant submitted plans stamped by LADBS Plan Check on February 5, 2024, after the

parcel map stamp-dated June 8, 2023 was reviewed by City agencies, that show the applicant is proposing to construct a 5,013 square foot, two-story single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A will include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior Accessory Dwelling Unit, and pool. Both the stamped plans and preliminary parcel map show Parcel B to remain vacant.

The site is not within a Hillside Area, Flood Zone, Very High Fire Hazard Severity Zone, Hazardous Waste/Border Zone, High Wind Velocity Area, or Methane Zone. The site is located within an Urban Agriculture Incentive Zone, Special Grading Area, and Liquefaction Zone. There are no oil wells on site. The site is located approximately 12 km from the Malibu Coast Fault. The site is not located within an Alquist-Priolo Fault Zone, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Inundation Zone. The project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

The surrounding area is a developed urban area of single-family residential uses. The properties to the north, east, west and south are zoned RA-1 with a land use designation of Very Low Residential and are improved with single family dwelling units. Further northwest of the subject site, located at 23231 West Hatteras Street is zone [Q]PF-1XL with a land use designation of Public Facilities and developed with an elementary school and associated parking (Woodlake Avenue Elementary School).

Street(s):

Collins Street, a designated Standard Local Street, with a designated right-of-way width of 60 feet and designated roadway width of 36 feet. The entirety of Collins Street between Woodlake Avenue and the Los Angeles River (Arroyo Calabasas tributary) remains unimproved with respect to sidewalk, curb, and gutter infrastructure. It is further noted that numerous existing residential properties along this segment have installed fences and gates within the public right-of-way, generally aligned with their respective property lines.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the Tract Map layout is satisfactory as submitted and recommends approval subject to conditions pertaining to dedications and improvements along Collins Street in a memo dated August 16, 2023. See recommended conditions in **Draft Parcel Map Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Tentatively approves subject to conditions stated in the memo dated May 22, 2023 (Log #125898). See recommended conditions in **Draft Parcel Map Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated June 23, 2023 have been satisfied. See recommended conditions in **Draft Parcel Map Report with Conditions** under department.

DEPARTMENT OF TRANSPORTATION: Recommends that the project be subject to conditions stated in the memo dated June 9, 2023. See recommended conditions in **Draft Parcel Map**

Report with Conditions under department.

FIRE DEPARTMENT: Recommends that the plot plans be submitted for Fire Department review and approval prior to recordation of Tract Map Action and recommends that the project be subject to conditions states in the memo dated June 21, 2023. See recommended conditions in **Draft Parcel Map Report with Conditions** under department.

LOS ANGELES UNIFIED SCHOOL DISTRICT: The tract is located within 500 feet of Woodlake Avenue Elementary School. No comments were available at the writing of the staff report.

DEPARTMENT OF WATER AND POWER: Reports that this tract can be supplied with water from the municipal system subject to LADWP's Water Services Organization's rules and requirements according to the memo dated July 11, 2023.

BUREAU OF STREET LIGHTING: Recommends that the project be subject to conditions stated in the memo dated June 8, 2023. See recommended conditions in **Draft Parcel Map Report with Conditions** under department.

BUREAU OF SANITATION: No comments were available at the writing of the staff report.

DEPARTMENT OF RECREATION AND PARKS: That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION: Recommends that the project be subject to conditions stated in the memo dated June 29, 2023. See recommended conditions in **Draft Parcel Map Report with Conditions** under department.

ENVIRONMENTAL CLEARANCE

Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Parcel Map No. 2023-2925-PMLA-HCA subject to the standard conditions and the additional conditions in the Draft Preliminary Parcel Map Report with Conditions. Planning Department staff does not recommend approval of the applicant's request to waive street improvements along the Collins Avenue frontage, because this request to waive street improvements was not reviewed by the Bureau of Engineering as required under LAMC Section 17.53 D.2.

Prepared by:

Courtney Yellen

Courtney Yellen
Planning Assistant
(818) 374-5059

Note: Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

PRELIMINARY PARCEL MAP REPORT WITH CONDITIONS

In accordance with provisions of Sections 17.03, 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2023-2927-CE as the environmental clearance, and approves Parcel Map No. 2023-2925-PMLA-HCA, located at 23139 and 23141 West Collins Street, for a maximum **two lots**, as shown on map stamp-dated June 8, 2023, in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. This unit density is based on the RA-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.) 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 Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, through BOE online customer service portal at http://engpermits.lacity.org/.

1. That the subdivider make a request to BOE Valley District to determine the capacity of existing sewers in this area.

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 Parcel 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.

2. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated May 22, 2023, Log No. 125898 and attached to the case file for Parcel Map No. 2023-2925-PMLA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION
An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at 213-482-0427 to schedule an appointment.

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

a. Obtain permits for the demolition or removal of all existing structures on the site. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition works.
b. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions lot width (as defined in Section 12.03 of the Zoning Code).
c. The submitted Map does not comply with the minimum lot width of 70 feet requirement of the RA-1 Zone for the proposed Parcel B. 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. Front yard and lot area (minimum 17,500 square feet) requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

This property is located in a Special Grading Area.

This property is located in the ZI-2438 Equine Keeping.

The following permits are under plan check: 23010-20000-01282 (Single-Family Dwelling), 23010-20000-01284 (Accessory Dwelling Unit), 23010-20000-01283 (Recreation Room).

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
Any questions regarding this report should be directed to Miguel Crisostomo at miguel.crisostomo@lacity.org or (818) 374-4699.

4. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

a. A minimum 20 foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
b. A two-way driveway width of 20 feet is required for all driveways, or to the satisfaction of LADOT.
c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

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.

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

   a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

   b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

   c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

   d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

   e. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

   f. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75)

   g. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

   h. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

   i. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

   j. Submit plot plans indicating access road and turning area for Fire Department approval.

   k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

   l. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

   m. Electric Gates approved by the Fire Department shall be tested by the Fire

Department prior to Building and Safety granting a Certificate of Occupancy.

n. 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.

o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

p. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

q. 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.

r. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

s. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

t. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

u. Site plans shall include all overhead utility lines adjacent to the site.

v. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

w. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

x. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

y. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

z. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

aa. 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 150 feet horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

bb. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

cc. 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.

dd. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

6. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:

a. Street improvement/sewer/storm drain/water plans shall be submitted.

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS
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).

7. 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

8. No comments were available at the writing of the staff report.

INFORMATION TECHNOLOGY AGENCY

9. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@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 three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS
Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

11. Native Protected Tress

    a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of species.

    b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

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

12. Street Trees

    a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design shall be considered and implemented to retain healthy mature street trees. A permit required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

    b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

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

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. Limit the proposed development to a maximum of two lots.

b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.

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

e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

f. 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.

g. Tree Replacement and Protection

(i) A total of one replacement tree should be provided as follows:

i. One significant 24-inch box replacement tree shall be planted to replace the one significant tree (Orange tree) to be removed.

h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of

action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, of 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 <u>any</u> 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.

14. <u>That prior to the issuance of the building permit or the recordation of the final map</u>, a copy of the Case No. ZA-2023-2926-ZAA-HCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2023-2926-ZAA-HCA is not approved, the subdivider shall submit and pay the applicable City fees for a Parcel Map modification.

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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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 2010.

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 lights: one on Collins Street.

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 Collins Street adjoining the subdivision by the construction of the following:

(i) An integral concrete curb and gutter, and a 5 foot wide concrete sidewalk and landscaping of the parkway.
(ii) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
(iii) Any necessary removal and reconstruction of the existing improvements.
(iv) The necessary transitions to join the existing improvements.

(2) Construct mainline and house connection sewers to serve each parcel.

NOTES:

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

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due

to this development. The subdivider must 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).

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

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

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

FINDINGS OF FACT (CEQA)

Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15315, Class 32 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. 2023-2925-PMLA-HCA 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 Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, which designates the site with a Very Low Residential land use designation. The land use designation lists the RE20, RA, RE15, and RE11 Zone as the corresponding zones. The Project Site is zoned RA-1, which is consistent with the land use designation. The project site has approximately 35,913 (gross) square feet of lot area, which would permit a maximum of one dwelling unit (one unit/per 17,500 square feet) as requested if sufficient lot area is available after Code required dedications and improvements are made. The applicant’s preliminary parcel map stamp dated June 8, 2023 does not show Code

required dedications and improvements which are conditioned herein.

Parcel Map No. 2025-2925-PMLA-HCA was filed concurrently with Incidental Case No. 2025-2926-ZAA-HCA. The related case requests an Adjustment to permit a minimum midpoint lot width of 20 feet in lieu of the 70 feet otherwise required pursuant to LAMC Section 12.07.C.4. The reduced lot width would accommodate a flag lot configuration, a layout that is commonly approved in subdivision cases where feasible access and development standards can be maintained. Although flag lot configurations have been denied on nearby properties in the past, the City's policy direction has evolved to address the urgent need for housing. The proposed Adjustment supports the goals and objectives outlined in the 2021–2029 Housing Element, particularly in promoting infill development, expanding housing opportunities on underutilized sites, and removing barriers to housing production. Additionally, the project aligns with the General Plan Framework Element, which encourages a more efficient use of land and supports new housing in existing residential neighborhoods when compatible with surrounding uses. Given these considerations, the proposed lot configuration and associated Adjustment are consistent with Citywide policies that prioritize housing development and land use efficiency.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. Parcel Map No. AA-2023-2925-PMLA-HCA was prepared by licensed land surveyor Steve Nazemi, License No. C044100. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RA-1, the zone would permit a maximum of two lots (one dwelling per 17,500 square foot lot) on the approximately 35,913 (gross) square-foot site. As the map is proposed for a two-lot single family subdivision, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended

dedication and/or improvements to the public right-of-way along Collins Street, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned herein, the proposed project is required to comply with any requirements deemed necessary by the Department of Building and Safety, Grading Division. The Los Angeles Department of Building and Safety, Zoning Division, will review the map for compliance with the Los Angeles Zoning Code. The parking area and driveway plan of the tract map will be required to comply with Los Angeles Department of Transportation (LADOT) requirements. The preliminary parcel map is subject to Los Angeles Fire Department (LAFD) review and approval. As conditioned herein the one non-protected tree on site that is subject to removal is conditioned herein to be replaced at a 1:1 ratio with a 24-inch box size tree. Any protected trees on-site or within the public right-of-way that are removed or replaced will be subject to review and approval of Urban Forestry. The project will be required to submit street lighting improvement plans and install one new street light along Collins Street to the satisfaction of the Bureau of Street Lighting. Finally, the proposed development is subject to Quimby in-lieu fees as regulated by the Department of Recreation and Parks.

Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is a level, regular shaped lot, consisting of 35,913 (gross) square feet of lot area to be divided into a maximum of two lots. The subject site is currently developed with an existing single-family dwelling, a patio, and six-foot-high wooden gates, all of which are proposed for demolition. The subject site also contains three protected trees – one Southern California Black Walnut, one Valley Oak, and one California Western Sycamore – as well as nine mature, significant trees as identified in the Arborist Report prepared by Kay J. Greeley, dated October 18, 2023. According to the report, one mature Orange tree is proposed for removal, and six additional mature trees along with one protected California Western Sycamore tree located along the proposed rear property line of Parcel A will experience encroachment into their protected zones to accommodate construction on Parcel A. As conditioned herein the one non-protected tree on site that is subject to removal is conditioned herein to be replaced at a 1:1 ratio with a 24-inch box size tree. Any protected trees on-site or within the public right-of-way that are removed or replaced will be subject to review and approval of Urban Forestry.

The project site is located within a geographic area designated as ZI-2438 – Equine Keeping in the City of Los Angeles. ZI-2438 regulates distances between habitable rooms and horse keeping uses. No horse keeping was observed at the subject site or on neighboring properties; however, compliance with ZI-2438 will be reviewed by LADBS during Plan check. The project site is located within the 12 km (approximately 7.4 miles) from the Malibu Coast Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated Hillside Area but is located within the Bureau of Engineering's Special Grading Area and Liquefaction area; the project does not propose any grading and shall be subject to the review and satisfaction of the Department of Building and Safety, Grading Division, for compliance with all applicable requirements prior to recordation of the final map and issuance of any permits. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation.

The site is within Flood Zone Type C, which denotes areas of minimal flooding. 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).

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. 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 surrounding area is a developed urban area of single-family residential uses. The properties to the north, east, west and south are zoned RA-1 with a land use designation of Very Low Residential and are improved with single family dwelling units. Further northwest of the subject site, located at 23231 West Hatteras Street is zoned [Q]PF-1XL with a land use designation of Public Facilities and developed with an elementary school and associated parking (Woodlake Avenue Elementary School). The surrounding area near the subject site is primarily developed with one- and two-story single-family residences characterized by larger lots, generous front and rear yards, and U-shaped driveways contribute to the suburban residential character.

The subject site is currently developed with an existing single-family dwelling, a patio, and six-foot-high wooden gates, all of which are proposed for demolition as shown on the applicant's preliminary parcel map stamp dated June 8, 2023. The proposed project involves the subdivision of the existing 35,913 lot into two single family lots, Parcel A with a lot area of 17,600 square feet and Parcel B with a lot area of 18,313 square feet. No new construction is disclosed on the parcel map stamp-dated June 8, 2023. However, the applicant submitted plans stamped by LADBS Plan Check on February 5, 2024, that show the applicant is proposing to construct a 5,013 square foot, two-story single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A is proposed to include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior Accessory Dwelling Unit, and pool. Both the stamped plans and preliminary parcel map show Parcel B to remain vacant. All new construction proposed on Parcel A will be reviewed for Code compliance during Plan Check by LADBS. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated May 22, 2023, Log No. 125898 and attached to the case file for Preliminary Parcel Map No. AA-2023-2925-PMLA. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned and further reviewed by LADBS during Plan Check, the proposed parcel map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The subject site is a level, regular shaped lot, consisting of 35,913 (gross) square feet of lot area to be divided into a maximum of two lots. The subject site is currently developed with an existing single-family dwelling, a patio, and six-foot-high wooden gates, all of which are proposed for demolition. The subject site also contains three protected trees – one Southern California Black Walnut, one Valley Oak, and one California Western Sycamore – as well as nine mature, significant trees as identified in the Arborist Report prepared by Kay J. Greeley, dated October 18, 2023. According to the report, one mature Orange tree is proposed for removal, and six additional mature trees along with one protected California Western Sycamore tree located along the proposed rear property line of Parcel A will experience encroachment into their protected zones to accommodate construction on Parcel A. As conditioned herein the one non-protected tree on site that is subject to removal is conditioned herein to be replaced at a 1:1 ratio with a 24-inch box size tree. Any protected trees on-site or within the public right-of-way that are removed or replaced will be subject to review and approval of Urban Forestry. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along insert Collins Street, which is a public street. The project site consists of a parcel identified as Lot No. 34 of Tract 9529 and is identified by the Assessor Parcel Map No. 2041-016-018. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

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

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

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

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

The lot layout of the subdivision has 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 Parcel Map No. 2025-2925-PMLA-HCA.

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).

APPEAL PERIOD - EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org

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

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

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

QR Code to

Online Appeal Filing	QR Code to Forms for In-Person Appeal Filing	QR Code to BuildLA Appointment Portal for Condition Clearance

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
Advisory Agency

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Deputy Advisory Agency

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