

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 26, 2022

Andrew H. Sussman (O/A)
3598 Woodhill Canyon Road
Studio City, CA 91604

Case No. AA-2014-3391-PMLA
Related Case: ZA-2014-3395-ZAD
Address: 3604 Woodhill Canyon Pl
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Zone : RE15-1-H
D.M. : 162-B-165
C.D. : 2 - Krekorian
CEQA : ENV-2014-3392-MND (revised)
Legal Description: Portion of Lot 9, Tract 10877

LETTER OF CORRECTION (THIRD)

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, on October 21, 2016 the Advisory Agency adopted a revised Mitigated Negative Declaration ENV-2014-3392-MND as the environmental clearance and approved Parcel Map AA-2014-3391-PMLA for a maximum two-parcel, single-family development, as shown on map stamp dated September 11, 2014.

On February 3, 2022, the Department of City Planning received a request from the applicant to submit a Revised Parcel Map to the file, in order to show the alignment and proper title of the existing Private Street - to be used for legal access and frontage purposes - to enable recordation of the map and effectuation of the approved project. The map was distributed to the various reviewing agencies on February 17, 2022, including the Bureau of Engineering, which stated that it had no objections or additional comments regarding the Private Street.

After a thorough review of the request, it was the determination of the Deputy Advisory Agency to correct the original approval letter dated October 28, 2016 to correct Condition Number 12.c. below: (**additions** are in underline, **deletions** are in ~~strikeout~~):

CORRECT CONDITIONS to read:

- 12.c. ~~Private Street approval required for Parcels 1 and 2. Include Private Street as part of Parcel Map and shall comply with both Fire Department and Bureau of Engineering conditions.~~

All other conditions are to remain unchanged.

VINCENT P. BERTONI, AICP
Director of Planning



JOJO PEWSAWANG
Deputy Advisory Agency

JP:AJ:mh

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ARTHI L. VARMA, AICP
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

November 12, 2020

Andrew H. Sussman (O/A)
3598 Woodhill Canyon Road
Studio City, CA 91604

Case No. AA-2014-3391-PMLA
Related Case: ZA-2014-3395-ZAD
Address: 3604 Woodhill Canyon Pl
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Zone : RE15-1-H
D.M. : 162-B-165
C.D. : 2
CEQA : ENV-2014-3392-MND (revised)
Legal Description: Portion of Lot 9, Tract 10877

LETTER OF CORRECTION (SECOND)

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, on October 21, 2016 the Advisory Agency adopted a revised Mitigated Negative Declaration ENV-2014-3392-MND as the environmental clearance and approved Parcel Map AA-2014-3391-PMLA for a maximum two-parcel, single-family development, as shown on map stamp dated September 11, 2014.

The Department of City Planning received a request from the Bureau of Engineering, dated November 12, 2020, requesting the deletion of their agency Conditions, Numbers 4 and 8, to enable recordation of the map and effectuation of the approved project.

After a thorough review of the request, it was the determination of the Deputy Advisory Agency to correct the original approval letter dated October 28, 2016 to correct Condition Numbers 4 and 8 below:

CORRECT BUREAU OF ENGINEERING CONDITIONS to read:

4. ~~That a sanitary sewer easement be dedicated full-width of the proposed private street easement under the ownership of this parcel map for future development of the area labeled as "Not A Part" on the map.~~ **Deleted at the request of the Bureau of Engineering.**
8. ~~That a Covenant and Agreement be recorded agreeing that a 6-foot wide private sewer easement be provided within Parcel "B" of Parcel Map AA-2014-3391, for the benefit of Parcel "A" of the parcel map.~~ **Deleted at the request of the Bureau of Engineering.**

All other conditions are to remain unchanged.

VINCENT P. BERTONI, AICP
Director of Planning

Andrew
Jorgensen

Digitally signed by
Andrew Jorgensen
Date: 2020.11.13 11:24:37
-08'00'

Andrew Jorgensen
Deputy Advisory Agency

CR:AJ:mh

**DEPARTMENT OF
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CITY PLANNING COMMISSION

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December 2, 2019

Andrew H. Sussman (O)
3598 N. Woodhill Canyon Place
Studio City, CA 91604

Ana Rodriguez (R)
6634 Valjean Avenue
Van Nuys, CA 91406

RE: **AA-2014-3391-PMLA**
3640 Woodhill Canyon Place
Community Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Zone : RE15-1-H
DM: 162B165
C.D.: 2
CEQA: ENV-2014-3392-MND (REC1)
Legal Description: Portion of 9, Tract 10877

EXTENSION OF TIME

On October 21, 2016, the Deputy Advisory Agency conditionally approved AA-2014-3391-PMLA for a maximum two-parcel, single-family development, with an expiration date of October 20, 2019. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 1 of the Government Code and Section 17.07 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants an extension of time of six (6) years from said expiration date for the recording of the final map for AA-2014-3391-PMLA located at 3640 Woodhill Canyon Place in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass.

The new expiration date for the subject map is **October 20, 2025** and no further extension of time can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

ROBERT Z. DUENAS
Deputy Advisory Agency
VPB:RDZ:HLA
cc:Councilperson Paul Krekorian
Second Council District

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<http://planning.lacity.org>

November 29, 2016

Andrew H. Sussman (O/A)
3598 Woodhill Canyon Road
Studio City, CA 91604

Case No. AA-2014-3391-PMLA
Related Case: ZA-2014-3395-ZAD
Address: 3604 Woodhill Canyon Pl
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Zone : RE15-1-H
D.M. : 162-B-165
C.D. : 2
CEQA : ENV-2014-3392-MND (revised)
Legal Description: Portion of Lot 9, Tract 10877

LETTER OF CORRECTION

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, on October 21, 2016 the Advisory Agency adopted a revised Mitigated Negative Declaration ENV-2014-3392-MND as the environmental clearance and approved Parcel Map AA-2014-3391-PMLA for a maximum two-parcel, single-family development, as shown on map stamp dated September 11, 2014. The Department of City Planning – Site Specific Condition No.17e needs to be corrected to protect the natural migration pattern for existing wildlife animals that exist in and around the property. The Condition as presently written, will create a physical barrier preventing larger animals from traveling in and out of the subject property by conditioning the wall. At present, the property has no fencing for most of its eastern property line, but does have existing fencing for the remaining parts of the property consisting of chain link and wooden fence types erected by abutting neighbors. Staff has received phone calls from a few residences concerned about protecting the existing wildlife natural migration patterns.


After a thorough review of the request, it was the determination of the Deputy Advisory Agency to correct the original approval letter dated October 28, 2016 to correct Condition No. 17e below:

**CORRECT DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITION 17(e)
to read:**

17(e) **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, or decorative masonry wall, wood, or chain link shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard. All remaining areas that are presently unfenced, specifically the easterly property line, shall remain unfenced to continue the natural wildlife migration to occur. ~~The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.~~

All other conditions are to remain unchanged.

Vincent P Bertoni, AICP
Director of Planning


Marc Woerschling
Deputy Advisory Agency

MW:NR:mkc

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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FAX: (213) 978-1275

<http://planning.lacity.org>

Decision Date: October 21, 2016

Appeal End Date: November 7, 2016

Andrew H. Sussman (O/A)
3598 Woodhill Canyon Road
Studio City, CA 91604

Case No. AA-2014-3391-PMLA
Related Case: None
Address: 3604 Woodhill Canyon Pl.
Plan Area: Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass
Zone: RE15-1-H
D.M.: 162-B-165
C.D.: 2
CEQA: ENV-2014-3392-MND (REC1)
Legal Description: Portion of Lot 9, Tract 10877

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **adopted the reconsideration of Mitigated Negative Declaration ENV-2014-3392-MND REC1 as the environmental clearance and approved Parcel Map AA-2014-3391-PMLA for a maximum two-parcel, single-family development, as shown on map stamp dated September 11, 2014. The unit density is based on the RE15 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 shall legally interpret the Zoning Code as it applies to this particular property.

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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

Bureau of Engineering

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 202-3492.

1. That the subdivider submit sufficient documentation to the Bureau of Engineering showing that the owners of the properties proposing the parcel map, have legal right to use the private street (Woodhill Canyon Place) for ingress, egress purposes to the public street portion of Woodhill Canyon Road prior to the recordation of the final map.
2. That all the proposed parcel map boundary lines be properly established in accordance with Section 17.07-D of the Los Angeles Municipal Code (LAMC) prior to the recordation of the final map.
3. That proposed parcel 1 and Parcel 2 on the preliminary map be labeled as Parcel "A" and Parcel "B", respectively.
4. That a sanitary sewer easement be dedicated full-width of the proposed private street easement under the ownership of this parcel map for future development of the area labeled as "Not A Part" on the map.
5. That any hillside surcharge fee in conjunction with the Very High Fire Hazard Severity Zone be paid.
6. That all the existing easements, including the proposed private street easement within the parcel map area be correctly delineated on the final map.
7. That the entire length of the private street (Woodhill Canyon Road) from the parcel map area to the existing public street portion of Woodhill Canyon Road be correctly shown on the final map.
8. That a Covenant and Agreement be recorded agreeing that a 6-foot wide private sewer easement be provided within Parcel "B" of Parcel Map AA-2014-3391, for the benefit of Parcel "A" of the parcel map.
9. That the following requirements in connection with grading, slopes and construction in and adjacent to public right-of-way be complied with in a manner acceptable to the City Engineer:
 - a. Fill slopes of approved compacted artificial fill shall be reviewed and approved by the Geotechnical Engineer and Engineering Geologist of record and shall be no steeper than 2:1 (H:V). Cut slopes shall be reviewed and approved by the Geotechnical Engineer and Engineering Geologist of record and shall be no steeper than 1.5:1 (H:V) when in competent bedrock.

- b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back a minimum of 2 and 3 feet, respectively, from the property line.
 - c. Where a fill slope overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over excavated a minimum of 12 feet and replaced as a compacted fill slope.
 - d. Where expansive soils are determined to underlie proposed improvements on/adjacent to public property and private streets, the consulting Soils Engineers and Geologist shall provide methods for mitigation. Prior to the approval of plans, the City Engineer must approve the proposed method.
 - e. All streets shall be founded upon approved firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
 - f. Fill material shall be compacted to a minimum of 90% relative compaction (95% for granular soils) as defined in Section 300 of the Standard Specifications for Public Works Construction. Fill shall be benched into competent material and bench drains shall be placed in accordance with the City of Los Angeles Grading Code.
 - g. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
 - h. Adequate perforated pipe and gravel subdrain systems approved by the City Engineer shall be placed beneath canyon fills, behind retaining walls and additionally at locations called out by the Consulting Engineer and Geologist of record.
 - i. Slopes that daylight adversely dipping bedding, and are not demonstrated per grading code to have strength characteristics sufficient to produce a stable slope, shall be supported by either a retaining wall or a designed buttress fill.
 - j. Where not in conflict with the above, the recommendations contained in the following Subsurface Designs Inc. report "Limited Geologic and Soils Engineering Investigation, Proposed Additions, Deck and Swimming Pool and Lot Split, Tract 10877, Lot 9, Studio City, California for Siti Studio Architects" dated August 11, 2014, by Civil Engineer Jon Mahn (RCE 60293) and Engineering Geologist Mark J. Triebold (CEG 1796) shall be implemented.
10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve Woodhill Canyon Place (Private Street) adjoining the subdivision by constructing and installing any necessary guardrail and retaining wall along the property.
- b. Construct the necessary house connection sewers to serve each parcel and evaluate the efficiency of the existing house connection, or any other arrangement acceptable to the Valley Engineering District Office.

Department of Building and Safety, Grading Division

11. 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 Inter-Departmental Letter dated June 22, 2016, Log No. 92599-01 and attached to the case file for Preliminary Parcel Map No. AA-2014-3391-PMLA.

Department of Building and Safety-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213)482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code (LAMC) required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

12. 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. Provide copy of Certificate of Compliance for AA-2014-3394-PMEX to establish parcel map boundary.
 - b. Provide a copy of ZA case ZA-2014-3395-ZAD. Show compliance with all the conditions/requirements of the ZA case as applicable.
 - c. Private Street approval required for Parcels 1 and 2. Include Private Street as part of Parcel Map and shall comply with both Fire Department and Bureau of Engineering conditions.

Notes:

This property is located in a Liquefaction Zone.

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.

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

Department of Transportation

13. That the project be subject to any recommendations from the Department of Transportation.

Fire Department

Fire Department approvals and review are conducted on the 3rd Floor, 201 North Figueroa Street. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6502. You should advise any consultant representing you of this requirement as well.

14. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - a. All structures should be fully sprinklered.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

Note: 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 BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting, please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

Department of Recreation and Parks

Park fees are paid at P.O. Box 86328, Los Angeles, CA 90086.

16. That the Quimby fee be based on the RE15 Zone.

Department of City Planning-Site Specific Conditions

Approvals are conducted at 6262 Van Nuys Boulevard, Room 251, unless otherwise indicated.

17. 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 two lots.
 - b. **Parking.** That a minimum of two parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Landscape Plans.** 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 permit. 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. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation after completion of the landscape and irrigation installation until close of escrow.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six (6) months and all other plants for a period of 60 days after landscape and irrigation installation, or close of escrow, whichever comes last.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Sherman Oaks-Studio City Toluca Lake-Cahuenga Pass Community Plan.
 - e. **Fence.** 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 the required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - f. **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.

- g. **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.
- 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 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 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 \$25,000. 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-ENVIRONMENTAL MITIGATION MEASURES

18. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 19, and 20 of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
19. Prior to the recordation of the final map, the subdivider will 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:

Aesthetics (Light)

- MM-1 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

Aesthetics (Glare)

- MM-2 The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)

- MM-3 The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 1. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 2. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
 3. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor

nest(s) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

4. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Tree Preservation (Grading Activity)

- MM-3 "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8-inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

Tree Removal (Non-Protected Trees)

- MM-4 Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-5 All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced on a 1:1 ratio with a minimum 24 inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-6 Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works, Bureau of Street Services.

Tree Removal (Locally Protected Species)

- MM-7 All protected tree removals require approval from Board of Public Works.
- MM-8 A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.

- MM-9 A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- MM-10 The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- MM-11 Bonding (Tree Survival):
- a. The applicant shall post a cash bond or other assurances to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any changes of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
 - b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

Tree Removal (Public Right-of-Way)

- MM-12 Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- MM-13 The required Tree Report shall include the location, size, type, and construction of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- MM-14 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or

greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54-inches above the ground) trees in the public right-of-way.

- MM-15 All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Erosion/Grading/Short-Term Construction Impacts

- MM-16 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

Hillside Construction Staging and Parking Plan

- MM-17 Prior to the hearing for a Haul Route Approval, the applicant shall submit a Construction Staging Plan and a Construction Parking Plan for review and approval by the Board of Building and Safety Commissioners. Each plan shall be designed to prevent the blockage of two-way traffic on streets in the vicinity of the construction site.
- MM-18 The Construction Staging Plan shall include, but not be limited to: identifying where all construction material, equipment, machinery, and vehicles will be stored on-site and/or out of the public right-of-way through the grading and construction phases of the project; and identifying the proposed locations of all on-site and off-site staging areas for soil haulers and construction delivery vehicles. This plan shall also include the following:
- a. No construction equipment or material shall be permitted to be stored within the public right-of-way.
 - b. During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time.
 - c. On substandard hillside streets, only one hauling trucks shall be allowed on the street at any time.
 - d. Delivery drivers for construction materials shall be required to follow the designated travel plan or approved Haul Route.
 - e. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays, Sundays, or City Holidays.
 - f. All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.

- g. A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.
- h. A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
- i. Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- j. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- k. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- l. Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- m. No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- n. Soil import and export activity shall be performed under the continuous inspection of a Registered Deputy Grading Inspector.
- o. 48-hours prior to start of import or export of soil material, a Registered Deputy Grading Inspector shall notify the LADBS haul route monitoring inspector and provide him with the construction schedule and approved travel route.
- p. The Registered Deputy Grading Inspector shall be required to keep a log book noting the dates of hauling, the number of trips (i.e. trucks) per day, approved travel route, and operation hours. The inspector shall note loads of import or export soil or demolition material where appropriate. Failure to maintain a log book or discrepancies in the log book may result in suspension or revocation of license of the Registered Deputy Inspector.
- q. A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- r. The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be

posted at the site readily visible to any interested party during site preparation, grading and construction.

- s. The Construction Parking Plan shall identify where all contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site.
- t. During all phases of site development, all construction vehicle parking and queuing related to the project shall be in substantial compliance with the approved Construction Staging and Parking Plans, to the satisfaction of the Department of Building and Safety and the Department of Transportation.

Emergency Evacuation Plan

MM-19 Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

- 20. A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:
 - a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.
 - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. Additionally, there shall be no staging of construction equipment and materials on the public streets.
 - d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".
 - f. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

- h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- i. The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- j. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- k. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued reconsideration to Mitigated Negative Declaration ENV-2014-3392-MND REC1 on September 14, 2016 to re-examine the project for a possible 6,000 square foot dwelling on Parcel B. The Committee found that potential negative impact could occur from the project's implementation due to:

Aesthetics (Light, Glare)
Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)
Tree (Grading, Non-Protected and Protected Species, Public Right-of-Way)
Construction (Short-Term Grading, Erosion, Staging and Parking Plan)
Hazards (Emergency Evacuation)

The Deputy Advisory Agency, certifies that reconsideration of Mitigated Negative Declaration No. ENV-2014-3392-MND REC1 reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No(s). 19 and 20 of the Parcel Map approval and the Mitigation Monitoring Program. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 18.

Furthermore, the Advisory Agency hereby finds that specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2014-3391-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 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 adopted Sherman Oaks-Studio City Toluca Lake-Cahuenga Pass Community Plan designates the subject property for Very Low Residential density with corresponding zones of RE11, RE15, RA and RE20. The 2.0 acre property is zoned RE15-1-H, which requires a minimum lot size of 15,000 square feet. However, Footnote No. 8 of the Community Plan map requires an average lot size of one acre or more if the average natural slope is 15% or greater for projects designated Very Low Residential. The average slope for this site is approximately 35%. Lot A is proposed at 43,581 square feet, and Lot B is proposed at 43,580.6 square feet each an acre in size. Therefore, the adopted Plan allows for the proposed subdivision. The subject site is not located in any Specific Plan area. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan and Footnote No. 8 of the adopted Community Plan Map.

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

The existing hillside site has an irregular shape and is to be subdivided into two lots, making it similar to the existing lot cut designs found in the surrounding hillside area. The project site is not located in a fault zone or in a liquefaction area. However, it is located in a hilly area subject to landslides and is in a Very High Fire Hazard Zone and in a Bureau of Engineering Special Grading Area. A grading and soils approval letter was issued dated June 22, 2016 for this subdivision that includes 45 conditions to address the possible improvement of a new single family dwelling for the proposed Parcel B that includes retaining walls. The subject site is not located in any Specific Plan area. The new design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

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

The site is on a hillside and one of a few under improved properties in the vicinity. The project, with two one acre lots, is providing an appropriate development that is consistent with the RE15-1-H zone and the Very Low Residential land use designation on the Sherman Oaks-Studio City Toluca Lake-Cahuenga Pass Community Plan. No protected trees are scheduled for removal in order to develop the proposed Parcel B which is presently a vacant part of the property. The proposed Parcel A already has an existing single family residence to remain.

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

The surrounding neighborhood is zoned R1-1 to the north, east and south and RE15-1-H and RE40-1-H to the west and southwest and designated Low and Very Low Residential on the Sherman Oaks-Studio City Toluca Lake-Cahuenga Pass Community Plan. The 2.0 acre property is zoned RE15-1-H, which requires a minimum lot size of 15,000 square feet. However, Footnote No. 8 of the Community Plan map requires an average lot size of one acre or more if the average natural slope is 15% or greater for projects designated Very Low Residential. The average slope for this site is approximately 35%. Lot A is proposed at 43,581 square feet, and Lot B is proposed at 43,580.6 square feet, each one acre in size.

The project site is more than the minimum size of one acre for a two lot single family home subdivision located in the RE15-1-H due to Footnote No. 8 of the Community Plan map and, with two one acre lots, the density of the proposed project is consistent with that of adjoining single family residential developments in this hillside area.

(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 Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. The MND was reconsidered to adequately address the full impacts of the subdivision that includes a possible single family dwelling over the proposed Parcel B and the existing single family residence to remain over the proposed Parcel A. Prior to reconsidering said MND, staff requested a new Grading Approval Letter so that the improvements to Parcel B are fully addressed.

Note: The project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There are no apparent health problems that might be caused by the design or construction of the proposed single family units. The Bureau of Engineering has reported that nearest existing sanitary sewer is under Woodhill Canyon Road. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

(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.

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

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

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

Appeal forms are available on-line 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.

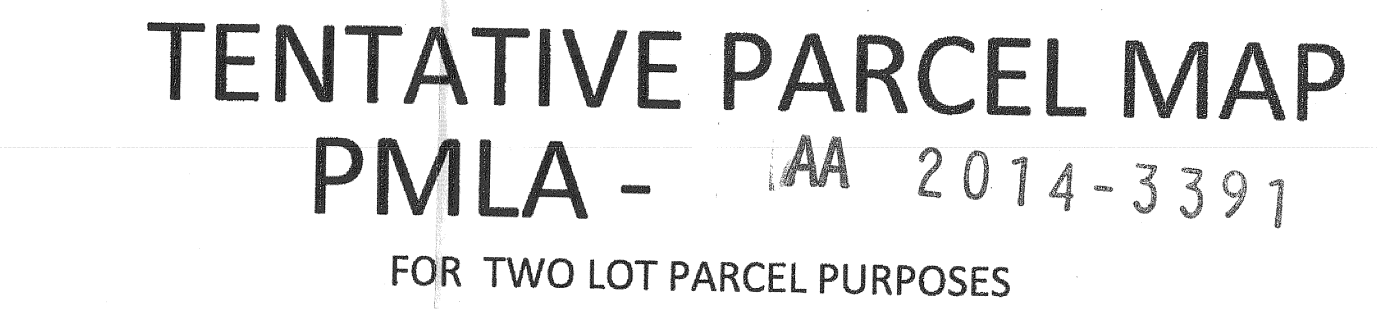
No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Director of Planning


MARC WOERSCHING
Deputy Advisory Agency

MW:NR:mkc

CP-1809



LEGAL DESCRIPTION:

THAT PORTION OF LOT 9 OF TRACT NO. 10877, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 189, PAGES 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THAT COURSE IN THE NORTHEASTERLY LINE OF SAID LOT 9, THE BEARING OF WHICH IS NORTH 45° 00' 54" WEST, DISTANT NORTHWESTERLY 243.46 FEET FROM ITS SOUTHEASTERLY END; THENCE, SOUTH 45° 01' 07" WEST 240.90 FEET TO THE NORTHERLY LINE OF THAT 20 FOOT EASEMENT FOR ROADWAY PURPOSES, DESCRIBED AS PARCEL 1 OF THE DEED RECORDED IN BOOK 21886, PAGE 5, OF OFFICIAL RECORDS; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID LINE TO ITS INTERSECTION WITH THE EASTERLY LINE OF LOT 11 OF SAID TRACT; THENCE NORTH 3° 01' 07" EAST, ALONG THE EAST LINE OF LOTS 11 TO 15 OF SAID TRACT, 410.82 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID LOT 9 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN END OF THAT COURSE IN THE NORTHEASTERLY LINE OF SAID LOT 9, THE BEARING OF WHICH IS NORTH 45° 00' 54" WEST; THENCE SOUTH 45° 01' 07" WEST, 36.20 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE, NORTH 45° 00' 54" WEST 242.73 FEET; THENCE NORTH 45° 01' 07" EAST 36.20 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE OF SAID LOT 9; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 45° 00' 54" EAST 242.73 FEET TO THE POINT OF BEGINNING.

OWNER:

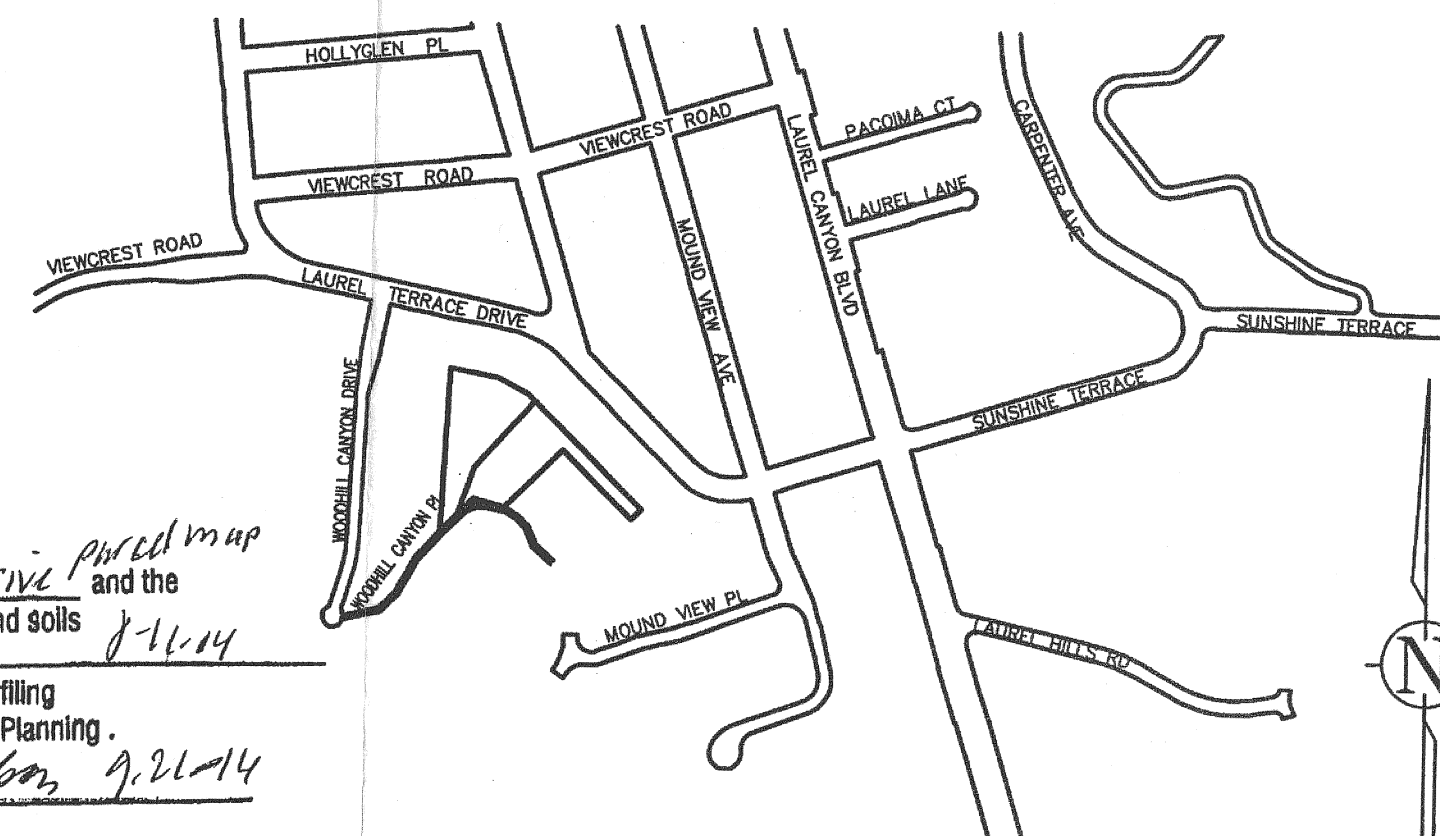
ANDREW SUSSMAN
3598 WOODHILL CANYON DRIVE
STUDIO CITY, CA 91604

CONTACT/ENGINEER
PHILLIP M. BERGER
6700 FALLBROOK AVE SUITE 280B
WEST HILLS, CA 91307
818 346 9929

SURVEYOR:
CARL BETZ & ASSOCIATES, INC.
28030 DOROTHY DRIVE, SUITE 203
AGOURA HILLS, CA 91301

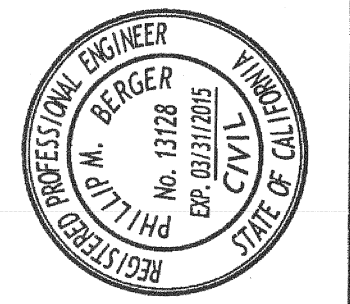
ENGINEER'S NOTES:

1. DATE OF SURVEY: JUNE 2014
2. TENTATIVE PARCEL MAP PREPARED: JUNE 2014
3. SITE AREA: 87,160.98 SF OR 2.0 ACRES
PARCEL 1: 43,581.35 SF OR 1 ACRES
PARCEL 2: 43,580.06 SF OR 1 ACRES
4. SITE ADDRESS:
3604 WOODHILL CANYON DRIVE
STUDIO CITY, CA 91604
5. THE OAK TREES ON THE SITE WILL NOT BE DISTURBED
6. EXISTING ZONING: RE15 - 1 - H
7. COUNCIL DISTRICT: CD - 2 PAUL KREKORIAN
8. GENERAL PLAN LAND USE: VERY LOW RESIDENTIAL
9. BENCHMARK: CITY OF LOS ANGELES BENCHMARK
NO. 08-27505, SPK W CURB LAUREL CANYON BLVD 12.5 FT N/O LAUREL TERRACE DRIVE
ELEV. = 654.559 FT.
10. SITE IS NOT LOCATED IN FLOOD ZONE.



Tentative Map TENTATIVE and the
accompanying geological and soils
engineering reports dated 8-11-14
are acceptable for the initial filing
with the Department of City Planning.
Jefferson J Wilson 9-21-14
Geologist, Building & Safety

VICINITY MAP
NOT TO SCALE



PHILLIP BERGER, R.C.E. 13128 EXP. 03-31-15
6700 FALLBROOK AVE SUITE 280 B
WEST HILLS, CA 91307



DATE	BY
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REV. NO.	DESCRIPTION
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LEGAL DESCRIPTION:
PORTION OF LOT 9, TRACT: 10877

PREPARED FOR: ANDREW SUSSMAN
3604 WOODHILL CANYON DR.
STUDIO CITY, CA 91604

TENTATIVE PARCELS MAP

PROJECT: TWO LOT PARCEL MAP

PROJECT NO. 519
DRAWING NO.

C-1

SHEET 1 OF 1 SHEET

z:\DRAWINGS\519 WOODHILL DRIVE\ATEST WORKING DWG\WOODHILL TENTATIVE PARCEL MAP 08-18-14.DWG