

MARCH AVENUE PALM TREES

N. March Avenue between W. Ingomar Street and W. Justice Street
CHC-2021-2244-HCM
ENV-2021-2245-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [City Council Motion 20-0976](#)
3. [Commission/ Staff Site Inspection Photos—February 25, 2021](#)
4. [Categorical Exemption](#)
5. [Historic-Cultural Monument Application](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-2244-HCM
ENV-2021-2245-CE

HEARING DATE: April 15, 2021
TIME: 11:00 AM
PLACE: Teleconference (see agenda for login information)

Location: N. March Avenue between W. Ingomar Street and W. Justice Street
Council District: 12 - Lee
Community Plan Area: Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission: South Valley
Neighborhood Council: West Hills
Legal Description: Public ROW in median and along east side of N. March Avenue between W. Ingomar Street and W. Justice Street

EXPIRATION DATE: The original expiration date of February 8, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the MARCH AVENUE PALM TREES

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Bureau of Street Services (StreetsLA), Urban Forestry Division
City of Los Angeles
1149 South Broadway, 4th Floor
Los Angeles, CA 90015

APPLICANT: City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: City Council Motion 20-0976
 Historic-Cultural Monument Application
 Commission/Staff Site Inspection Photos—February 25, 2021

FINDINGS

- The March Avenue Palm Trees “exemplif[y] significant contributions to the broad cultural, economic or social history of the nation, state, city or community for their association with the Rancho Sombra del Roble, an early agricultural and residential development of the western San Fernando Valley.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The subject landscape consists of approximately 45 Canary Island date palm trees (*Phoenix canariensis*) located in the public right-of-way along N. March Avenue between W. Ingomar Street and W. Justice Street in the West Hills neighborhood of Los Angeles. The palms are visible in a 1928 aerial image of the area, which indicates that they date to the early development of the western San Fernando Valley. The trees were planted along March Avenue (when it was previously part of Cohasset Street) from Ingomar Street to Roscoe Boulevard within the Rancho Sombra del Roble (HCM #31), the rural estate purchased by Union Oil Company geologist William W. Orcutt and his wife Mary as a vacation home in 1917. As the area surrounding the subject landscape was converted from agricultural to single-family residential use in the 1980s, March Avenue was widened from a narrow country road to a street with two lanes separated by a median; for the reason, the trees line the east side of March Avenue and the median, which was formerly the west side of the street.

The Rancho Sombra del Roble was originally a 210-acre agricultural property located in what would become the Canoga Park and West Hills neighborhoods of Los Angeles. In 1917, William Orcutt purchased the property as a rural retreat. Called Rancho Sombra del Roble (Spanish for “Shaded Oak Ranch”), the property consisted of gardens, citrus orchards, and cattle ranching facilities. The primary residence on the property was an adobe structure constructed in 1926 by architect L.G. Knipe. The property originally spanned east to Woodlake Avenue, west to Valley Circle Boulevard, south to Cohasset Street (now March Avenue), and north to the Chatsworth Reservoir. Cohasset Street ran east-west but curved into a north-south running street within the Rancho. The north-south section of Cohasset Street was renamed March Avenue during a later period of residential development. On January 22, 1965, the City of Los Angeles designated a 24-acre portion of the estate as Los Angeles Historic-Cultural Monument No. 31; one year later, the City acquired the property to maintain as a public park, now called the Orcutt Ranch

Horticultural Center. The area comprising the original Rancho Sombra del Roble remained rural in character into the late 1970s before being developed for single-family residential use beginning in the 1980s.

The subject trees are planted along the street's median, as well as along the east side of March Avenue in the public right-of-way. The trees are regularly spaced, and many are situated in pairs directly across from each other. Along the east side of March Avenue, the trees are planted inside a parkway that is bordered by a concrete sidewalk on the east and a concrete curb and street on the west. The median, which was originally the west side of March Avenue, features trees surrounded by low shrubbery and a concrete curb perimeter.

The Canary Island date palm is one of the most common types of palm found in Southern California. Native to the Canary Islands of Spain, the tree was imported to Los Angeles around the turn of the 20th century. The Canary Island date palm is identified by its thick trunk covered in diamond-shaped leaf scars, inedible, orange fruits, and large crown of over one hundred pinnate-shaped fronds. The palm typically grows to a height of around 50-60 feet and has a life span of approximately 50 to 150 years.

The majority of the subject trees are intact from the original planting, with the exception of the portion of the trees that once extended north of Justice Street to Roscoe Boulevard, which have been removed. Additionally, the setting of the landscape has been altered. As the area surrounding the trees was developed for residential use, March Avenue was widened to two lanes separated by a median. The original west side of the street became the landscaped median, and another lane was constructed west of the median for south-running traffic. It appears that several trees that once lined the west side of March Avenue (now the median) were removed as the street network developed and five east-west running streets were constructed to intersect March Avenue. Some trees also appear to have been replaced with pine trees, and the planting strip in the median has been infilled with other types of trees between the palms, all at unknown dates.

DISCUSSION

The March Avenue Palm Trees meet one of the Historic-Cultural Monument criteria: they “exemplif[y] significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for their association with the Rancho Sombra del Roble, an early agricultural and residential development of the western San Fernando Valley.

Based on their presence in aerial images from 1928, the March Avenue Palm Trees date to the original development of the Rancho Sombra del Roble. During the Rancho Sombra del Roble's time as a private retreat, the subject landscape was located within the ranch property. March Avenue was originally an extension of Cohasset Street, which comprised the southern boundary of the ranch and one of the means of access to the property from other parts of the San Fernando Valley. The March Avenue Palms Trees formed a distinctive corridor within the Rancho Sombra del Roble that intersected Justice Street about 600 feet west of the original entry gate. Today, the trees create a cohesive streetscape along March Avenue and represent a vestige of the once-sprawling Rancho Sombra del Roble, an early development of the western San Fernando Valley. Despite the change of setting and removal of some trees, the subject landscape retains a high level of integrity to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the March Avenue Palm Trees as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject trees are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject trees could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject trees.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2021-2245-CE was prepared on February 26, 2021.

BACKGROUND

On November 25, 2020, the Los Angeles City Council, acting upon a motion introduced by Councilmember John Lee, initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation. On February 25, 2021, a subcommittee of the Commission consisting of Commissioner Kennard conducted a site inspection of the subject landscape,

CHC-2021-2244-HCM

N. March Avenue between W. Ingomar Street and W. Justice Street

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accompanied by staff from the Office of Historic Resources. The original expiration date of February 8, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER



Eric Garcetti
MAYOR

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: [20-0976](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

November 25, 2020

Council File No.: [20-0976](#)

Council Meeting Date: November 25, 2020

Agenda Item No.: 32

Agenda Description: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the inclusion of the palm trees that line March Avenue between Ingomar and Justice Street in the list of Historic-Cultural Monuments.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED FORTHWITH

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
YES	KEVIN DE LEON
YES	MARQUEECE HARRIS-DAWSON
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	JOHN LEE
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
ABSENT	MONICA RODRIGUEZ
ABSENT	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)

Title

Report from Planning and Land Use Management Committee

Date

10/29/2020

MOTION

The San Fernando Valley has had a rich history as the pastoral and agricultural heart of Los Angeles. Although growth and urbanization has transformed the Valley into a melting pot of suburban Los Angeles, the trees that were planted by the early pioneers and ranchers remain to tell the story of the past.

The City of Los Angeles has taken significant steps to preserve this history, especially in Council District 12, as seen with the Historic Cultural Monument designation of the Lassen Street olive trees (HCM No.49) in Chatsworth and the "E.T." Deodar trees (HCM No. 41) along White Oak Avenue in Granada Hills. These trees and others across the City of Los Angeles help define the character and culture of their neighborhoods.

This is especially the case in West Hills, where the palm trees that line March Avenue between Ingomar and Justice Streets are cherished for their beauty and historic significance. Leading up to the original entrance to Rancho Sombra del Roble, the rural retreat of Union Oil Company geologist William W. Orcutt that is currently known as Orcutt Ranch Horticulture Center, these trees also have appeared in numerous movies television shows, including the 1976 film Bad News Bears.

I THEREFORE MOVE that the City Council instruct the Department of Cultural Affairs to prepare the application relative to the inclusion of the palm trees that line March Avenue between Ingomar and Justice Streets in the list of Historical-Cultural Monuments and to submit the application to the Cultural Heritage Commission for review and consideration.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit a report to the City Council regarding the inclusion of the palm trees that line March Avenue between Ingomar and Justice Streets in the City's list of Historic-Cultural Monuments.

PRESENTED BY



JOHN S. LEE
Councilmember, 12th District

SECONDED BY

MITCH O'FARRELL (verbal)
Councilmember, 13th District

AUG 5 2020









COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2021-2244-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2021-2245-CE

PROJECT TITLE
March Avenue Palm Trees

COUNCIL DISTRICT
12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
N. March Avenue between W. Ingomar Street and W. Justice Street, Los Angeles, CA 91304

PROJECT DESCRIPTION: Additional page(s) attached.
Designation of the March Avenue Palm Trees as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **8 and 31**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the March Avenue Palm Trees as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: March Avenue Palm Trees		Current name of property	
Other Associated Names:			
Street Address: N. March Ave. b/w W. Ingomar St. and W. Justice St.		Zip: 91304	Council District: 12
Range of Addresses on Property:		Community Name: West Hills	
Assessor Parcel Number: n/a	Tract: 37196	Block: None	Lot:
Identification cont'd:			
Proposed Monument Property Type:	<input type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input checked="" type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	<input type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: n/a	Contractor: n/a	
Original Use: Street trees	Present Use: Street trees	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Not Applicable - Landscaping		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type: Select	
CLADDING	Material: Select	Material: Select	
ROOF	Type: Select	Type: Select	
	Material: Select	Material: Select	
WINDOWS	Type:	Type:	
	Material: Select	Material: Select	
ENTRY	Style:	Style:	
DOOR	Type: Select	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: City of Los Angeles		Company:	
Street Address: 221 N. Figueroa Street, Suite 1350		City: Los Angeles	State: CA
Zip: 90012	Phone Number: (213) 847-3679	Email: melissa.jones@lacity.org	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Urban Forestry Division, Bureau of Street Services		Company: City of Los Angeles	
Street Address: 1149 S Broadway, 4th Floor		City: Los Angeles	State: CA
Zip: 90015	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Office of Historic Resources, LA City Planning		Company:	
Street Address: 221 N. Figueroa Street, Ste 1350		City: Los Angeles	State: CA
Zip: 90012	Phone Number: (213) 847-3679	Email: melissa.jones@lacity.org	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying. |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Melissa Jones
Name: City Planning Associate
Office of Historic Resources

3-26-2021
Date:

Signature: 

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

MARCH AVENUE PALM TREES

North March Avenue between West Ingomar Street and West Justice Street

A. Proposed Monument Description

The subject landscape consists of approximately 45 Canary Island date palm trees (*Phoenix canariensis*) located on North March Avenue between West Ingomar Street and West Justice Street in the West Hills neighborhood of Los Angeles. The trees are planted along the street's median, as well as along the east side of the street in the public right-of-way.

The trees are regularly spaced, and many are situated in pairs directly across from each other. Along the east side of March Avenue, the trees are planted inside a parkway that is bordered by a concrete sidewalk on the east and a concrete curb and street on the west. The median, which was originally the west side of March Avenue, features trees surrounded by low shrubbery and a concrete curb perimeter.

The majority of the trees are intact from the original planting, with the exception of the portion of the trees that once extended north of Justice Street to Roscoe Boulevard, which have been removed. Additionally, it appears that several trees that once lined the west side of March Avenue (now the median) were removed as the street network developed and five east-west running streets were constructed to intersect March Avenue.

B. Statement of Significance

The March Avenue Palm Trees meets one of the Historic-Cultural Monument criteria: they “*exemplif[y] significant contributions to the broad cultural, economic or social history of the nation, state, city or community*” for their association with the Rancho Sombra del Roble, an early agricultural and residential development of the western San Fernando Valley.

The trees are visible in a 1928 aerial image of the area, which demonstrates that they date to the early development of the western San Fernando Valley. The trees were planted along March Avenue (when it was previously part of Cohasset Street) from Ingomar Street to Roscoe Boulevard within the Rancho Sombra del Roble, the rural estate purchased by Union Oil Company geologist William W. Orcutt and his wife Mary as a vacation home in 1917. Originally a 210-acre cattle ranch and citrus orchard, the ranch property was acquired by the City of Los Angeles in 1966 and is currently known as Orcutt Ranch Horticulture Center (HCM #31). During the Rancho Sombra del Roble's time as a private retreat, the subject landscape was located within the ranch property. Cohasset Street, which turns into March Avenue, comprised the southern boundary of the ranch and one of the means of access to the property from other parts of the San Fernando Valley. The March Avenue Palms Trees formed a distinctive corridor within the Rancho Sombra del Roble that intersected Justice Street about 600 feet west of the original entry gate. The subject

landscape originally continued north of Justice Street to Roscoe Boulevard; that portion of the trees is no longer extant.

As the area surrounding the subject landscape was developed for residential use, March Avenue was widened to two lanes separated by a median. The original west side of the street became the landscaped median, and another lane was constructed west of the median for south-running traffic. The trees are a characteristic feature of the neighborhood and have also appeared in numerous movies and television shows, including the 1976 film *Bad News Bears*. Today, the trees create a cohesive streetscape along March Avenue and represent a vestige of the once-sprawling Rancho Sombra del Roble, an early development of the western San Fernando Valley.

Rancho Sombra del Roble

The Rancho Sombra del Roble was originally a 210-acre agricultural property located in what would become the Canoga Park and West Hills neighborhoods of Los Angeles. In 1917, Union Oil geologist William Warren Orcutt and his wife Mary purchased the property as a rural retreat. Called Rancho Sombra del Roble (Spanish for “Shaded Oak Ranch”), the property consisted of gardens, citrus orchards, and cattle ranching facilities. The primary residence on the property was an adobe structure constructed in 1926 by architect L.G. Knipe. The property originally spanned east to Woodlake Avenue, west to Valley Circle Boulevard, south to Cohasset Street, and north to the Chatsworth Reservoir. Cohasset Street ran east-west but curved into a north-south running street within the Rancho. The north-south section of Cohasset Street was renamed March Avenue during a later period of residential development.

The area comprising the Rancho Sombra del Roble remained rural in character into the late 1960s and 1970s. In January 22, 1965, the City of Los Angeles designated a 24-acre portion of the estate as Los Angeles Historic-Cultural Monument No. 31, which included the residence, ranch structures, garden, oaks, and citrus orchard. At that time, Mary Orcutt was still residing within the adobe residence. One year later, the City of Los Angeles, Department of Recreation and Parks acquired the property to maintain the Orcutt home and its gardens for use as a public historic monument and park, now called the Orcutt Horticultural Center. Today, the property features nature trails, a creek, rose gardens, community garden plots, and picnic tables. There is a diversity of flora present, including the Purple Lily Magnolia, the Lady Palm, cork trees, and a California Live Oak measuring 32 feet in circumference, believed to be 700 years old.

The remaining land of the original estate that was not preserved by the City has been developed for single-family residential use. By 1983, Tract 37196 to the south of the horticultural center and east of/ including the subject landscape had been subdivided and developed for tract housing, followed by Tract 37917 to the west of/ including the subject landscape. Tract maps indicate that the north-south portion of Cohasset Street was renamed March Avenue during this period of development, likely in the early 1980s.

William Warren Orcutt

William Warren Orcutt was born in Dodge County, Minnesota on February 14, 1869. In 1882, his family moved to California and settled in Ventura County. While attending high school, he sometimes worked at the Hardison & Stewart refinery, the predecessors to Union Oil. When Stanford University was established in 1891, Orcutt was one of the 559 students registered in the pioneer class. Herbert Hoover was one of his classmates. Orcutt earned a degree in civil and hydraulic engineering in 1895 and started his career in the business world as an independent civil engineer and surveyor. Union Oil President Lyman Stewart hired Orcutt in 1899 to work in Fresno and San Benito counties, beginning his 42-year career with the company. Orcutt worked in leasing and prospecting before organizing the company's geology department, the first of its kind in the oil industry. Union Oil would achieve notoriety as a firm that revolutionized oil drilling by applying scientific geological principles to locate petroleum deposits.

While studying the Hancock Ranch property in Los Angeles, Orcutt observed a large accumulation of fossil bones that had become trapped in the tar. After Orcutt contacted a paleontologist at the University of California, Berkeley, the discovery of a saber-toothed cat skull was confirmed. Soon, the property was excavated to reveal more than 600 Pleistocene era fossils at what would become the La Brea Tar Pits.

In 1908, Orcutt became Union's chief geologist, land department manager and company director. He was named a vice president in 1922. In 1926, Orcutt commissioned a vacation home in Los Angeles County, the Rancho Sombra del Roble, where he planted 450 acres of citrus groves among other gardens and ranch facilities. That year, Orcutt organized the Canoga Park Citrus Association and became president. At the ranch home, he entertained guests including Leo Carrillo and President Herbert Hoover. Over the years, the Orcutts' contributions to the community included raising funds for the Guadalupe Center, donating land for park development, and planting trees along many West Valley streets. William Orcutt died at the home on April 27, 1942.

Development History of the Western San Fernando Valley

Although the San Fernando Valley is often thought of in terms of widespread, post-World War II suburban expansion, the west San Fernando Valley has a rich development history that spans the previous two centuries. In the mid-nineteenth century, much of the far western San Fernando Valley (and part of Ventura County) was part of the large Leonis Ranch, under the control of Miguel Leonis. Leonis's landholdings included the Rancho El Escorpion (now West Hills) and additional acreage acquired through California homestead laws. Leonis died in 1889 and the property's acreage was slowly sold off by relatives and his widow, Espiritu. In 1950, the remaining 100 acres were subdivided for the residential development of Hidden Hills.

At the turn of the twentieth century, the southwest San Fernando Valley remained a dry and mostly unpopulated expanse; despite intermittent fruit and walnut orchards, grazing lands, and wheat fields, the area was largely treeless and prone to periodic flooding, rendering it unattractive for

residential development. The first major developmental changes were conceived in anticipation of the 1913 completion of the Los Angeles Aqueduct, which brought water to Los Angeles from the Owens Valley, and the 1915 annexation of the area into the City of Los Angeles. The San Fernando Valley's promise of future water attracted many homesteaders and businessmen seeking a new life – and fortune – in the West.

A syndicate represented by Harry Chandler, the son-in-law of Los Angeles Times owner Harrison Gray Otis, purchased 47,500 acres in 1909 that included most of the San Fernando Valley, including today's communities of Canoga Park, Winnetka, Woodland Hills, and West Hills. The syndicate became known as the Los Angeles Suburban Home Company (LASHC). The LASHC developed a "Board of Control" comprising five of the most prominent real estate developers in Los Angeles. Each Board member chose an area of the Valley for his own personal holding. To promote the sales of their land, syndicate member General Moses Sherman worked to establish a route of the Pacific Electric railway across the San Fernando Valley, connecting the remote region to Los Angeles. The line reached Owensmouth (now Canoga Park) by 1912, bolstering development in the area.

The demand for housing following World War II was central to the development of the communities in the southwest San Fernando Valley. In the five years between 1945 and 1950, the population of the Valley doubled to just over 400,000. Anticipating postwar growth, the City initially planned for the development of the Valley to follow prevailing regional planning principles, with small urban employment centers and residential subdivisions surrounded by agricultural land. Two planning documents—a 1943 Master Plan and a 1944 Zoning Plan—called for the retention of agricultural zones around self-contained urban communities with designated industrial and commercial areas to supplement the agricultural economy and supply employment for present and future residents. However, due to the area's exponential growth and unprecedented demand for housing, agricultural land was quickly converted into residential subdivisions and the plans were never fully realized.

The postwar years brought tremendous change to the character of the area. Large residential subdivisions cropped up throughout the area and as the demand for housing grew, land value skyrocketed. Fragmented urban development encroached on orchards and ranches. As a result, farmers could no longer make enough profit to cover rising property taxes and most were forced to downsize or sell. Properties that formerly included multiple acres were subdivided. The opening of the 101 and 405 Freeways in the early 1960s further bolstered suburban growth, connecting the southwest Valley to the downtown and Westside business districts in Los Angeles. Single-family residential development continued south into the foothills of the Santa Monica Mountains and west into the Simi Hills during the late 1950s through the 1970s.

Palm Trees in Southern California

Palm trees are an iconic symbol of Los Angeles. Although only one species, the California fan palm, is native to the region, palm trees are famously associated with city's landscape. In the 19th

and early 20th centuries, Los Angeles imported a number of diverse palm species to build the city's identity as a "semi-tropical" paradise and attract new residents. The species of palm comprising the subject landscape, the Canary Island date palm (*Phoenix canariensis*), was especially popular and was considered a status symbol by property owners and developers. The motion picture industry in Hollywood further encouraged the palm's association with Los Angeles's culture by featuring the trees in films, which often depicted exotic locales. Soon, palms appeared throughout the city, from private residences to public spaces like Pershing Square and Westlake Park.

The 1930s witnessed a surge in palm planting as the city developed a more sophisticated street network with large, modern boulevards. In 1931, the new forestry division selected the palm as Los Angeles's official street tree, planting over 25,000 palms that year alone. Often associated with beautification efforts in anticipation of the 1932 Olympic games, the massive planting project was also part of an unemployment relief program for Angelenos.

Despite their apparent ubiquity, palm trees are threatened by several diseases and pests, including the South American palm weevil, fusarium fungus, and pink rot. The loss of palm trees is a recent trend in the city's treescape, and their decline is particularly noticeable due to their prominence on Los Angeles streets. The Canary Island date palm is particularly susceptible to the several types of disease. Because of the myriad problems associated with non-native palms, street services often opt to replace removed palms with a different tree altogether. Many Canary Island date palms have been lost across the city, notably in the Echo Park and Elysian Park areas.

Two groups of palm trees are designated Historic-Cultural Monuments: the Palm Trees (Queen & Washingtonia Robusta) and the Median Strip on Highland Avenue (HCM #94); the Mexican Fan Palm Trees on Avalon Boulevard (HCM #914).

The Canary Island date palm is one of the most common types of palm found in Southern California. Native to the Canary Islands of Spain, the tree was imported to Los Angeles around the turn of the 20th century. The Canary Island date palm is identified by its thick trunk covered in diamond-shaped leaf scars, inedible, orange fruits, and large crown of over one hundred pinnate-shaped fronds. The palm typically grows to a height of around 50-60 feet and has a life span of approximately 50 to 150 years.

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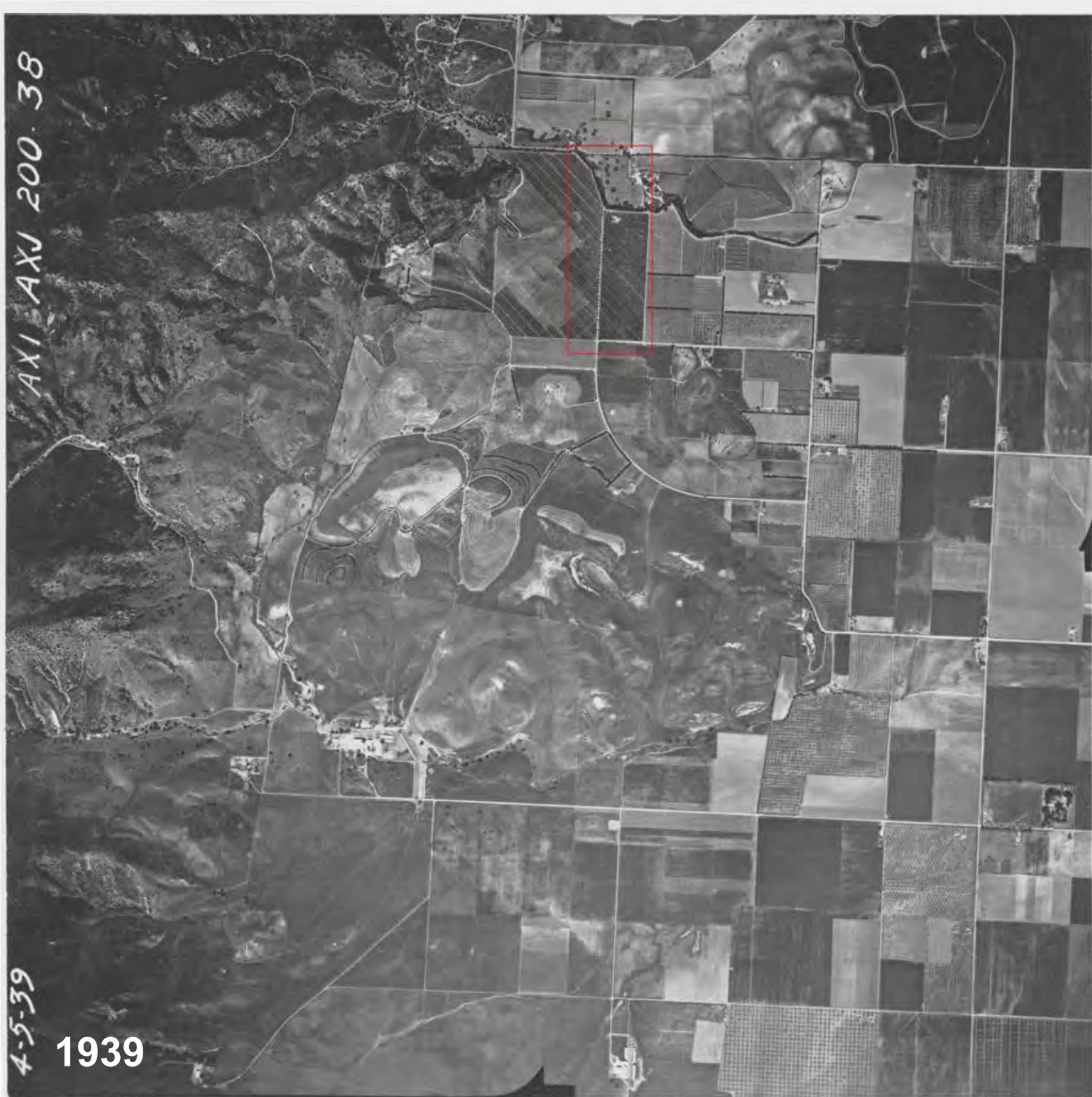
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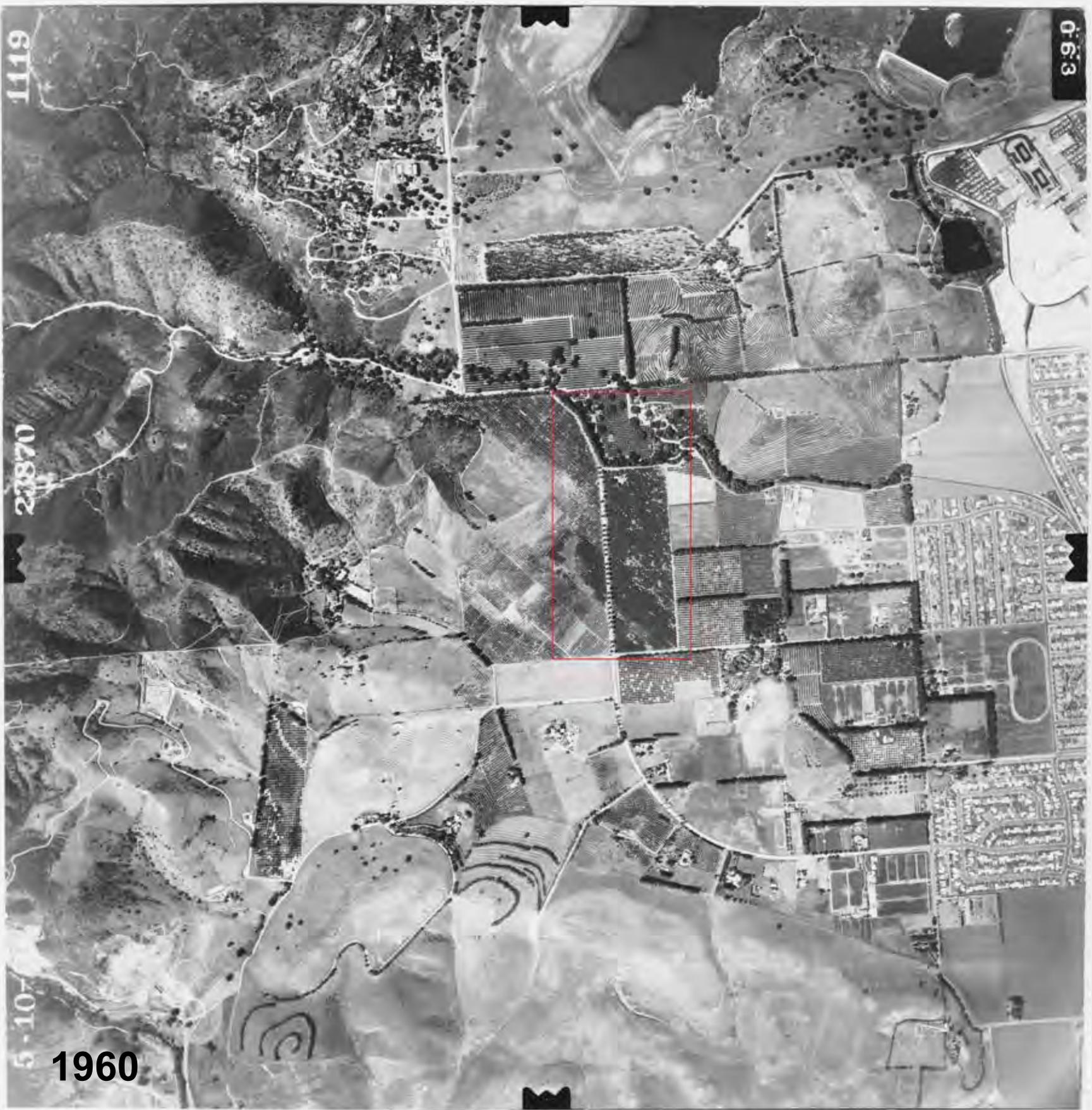
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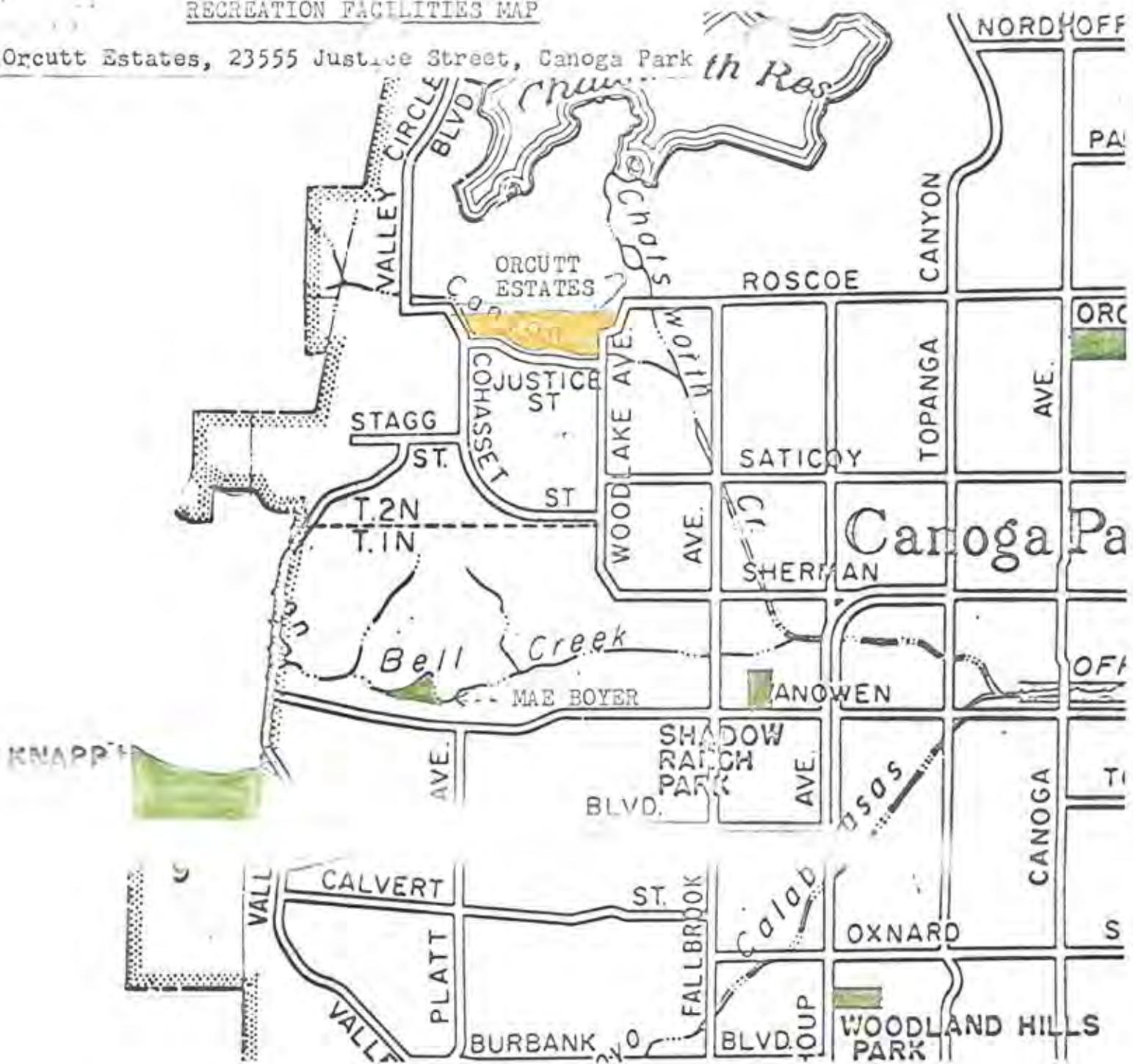
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12



RECREATION FACILITIES MAP

Orcutt Estates, 23555 Justice Street, Canoga Park



KNAPPT



Recreation Master Plan Designation

Orcutt Ranch Horticulture Center



Estate of William and Mary Orcutt in 1929
Canoga Park, California



23600 Roscoe Blvd., West Hills, CA 91304



Directions

Orcutt Ranch is at the west end of the San Fernando Valley on Roscoe Blvd. Exit the Simi Freeway at Topanga Canyon Blvd. and drive south to Roscoe Blvd. From the Ventura Freeway exit at Valley Circle/Mulholland or Topanga Canyon Blvd. and drive north.

Park grounds are open daily
from 7:00 a.m. to 5:00 p.m.
Park closed for all official holidays.

Docent tours of the home and garden:

Last Sunday of every month from September to May, 1:00 to 4:00 p.m., with the last tour beginning at 3:00 p.m.

For special events at the park:

Contact Cheryl Tabbi at 818/346-7449 (M-F).

For school tours of the park and garden plot information:

Call the Park Maintenance Office
at 818/883-6641 (M-F).



City of Los Angeles

Richard J. Riordan, Mayor

Laura Chick, Third District Councilmember

Board of Recreation and Park Commissioners

Steven L. Soboroff, LeRoy Chase, Mike Roos, P. Juan Santillan, Lisa Specht

Department of Recreation and Parks

Jackie Tatum, General Manager

Jan Zatorski, Acting Assistant General Manager

Fred Greenwald, Operations Manager

Cheryl Tabbi, Event Coordinator

James Ward, Principal Grounds Maintenance Supervisor II

Jim Hammontree, Senior Park Maintenance Supervisor

Brad Haynes, Park Maintenance Supervisor

Tom Leveque, Lead Senior Gardener

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Map designed by Judy Treend Mongrain

Brochure layout by Sharon Mountford

History of Orcutt Ranch Horticulture Center



View of Orcutt Ranch in 1925, looking west from near Roscoe Blvd.

In 1917 Orcutt Ranch Park was the vacation residence of William Orcutt and his wife Mary. They lived in Los Angeles but came regularly to Canoga Park to stay in a small cabin under the towering oaks.

William Warren Orcutt entered Stanford University on October 1, 1891, the day it opened. His studies at Stanford were engineering and geology. Following graduation in 1895, he settled in Santa Paula, where he established himself as a hydraulic engineer and surveyor. He married Mary Logan in 1897 and was hired by the Union Oil Company in 1899. Two years later he organized the first petroleum geology department in the West. His early geological survey parties set out on a spring wagon drawn by two horses which had been broken to the saddle, so that the party could proceed on horseback if the going got too rough for the wagon.

While probing the La Brea pits, Orcutt spotted on the surface of a pool of asphalt, a vast mosaic of white bones, resembling those of no animal he had ever seen. He had stumbled onto the skeleton of an ancient giant ground sloth, a strange armored creature that roamed the Los Angeles Basin millions of years ago. Orcutt's find electrified the paleontological world. G. Allen Hancock, owner of the tar pits, assigned sections of it to a dozen different universities and museums for exploration.

Orcutt the oil hunter, pioneer and discoverer of the richest paleontological bonanza to date, went on to become the Vice-President of Union Oil Company. Many of his devoted disciples rated Orcutt as the father of modern geology.¹

¹ Welty, Earl M., and Taylor, Frank J.; *The 76 Bonanza - The Fabulous Life and Times of the Union Oil Company*



*Portraits of
William Warren Orcutt
(1873-1942)*

and

*Mary Logan Orcutt
(1873-1972)*



The Orcutt's picturesque, tree-studded estate was known as Rancho Sombre del Roble, which means "ranch shaded by the oak." Its 200 acres were bounded on the east by what is now Woodlake, on the South by Cohasset, on the west by Valley Circle and extended ten feet into the Chatsworth Reservoir.

In 1920 L. G. Knipe, an architect from New York, was hired to design the lovely mission-style home on the Orcutt property. The original home contained 3,060 square feet of floor space with adobe walls 16 inches thick. As work progressed on the home, tile was brought from Mexico to adorn the entrance and patio area of the house. Fireplace mantels were hand-carved at the site from Philippine mahogany and walnut. This work was done during the resting hour, while sitting under the shade of the oaks.



The patio was a focal point and entertainment area for the Orcutts. The bedroom windows all looked out onto the pond with koi fish, water lilies and a statue of Mercury.

The patio area included a fish pond and veranda decorated with Mexican tile and Indian peace symbols. Mary Orcutt was interested in the history and culture of the tribes that lived to the west and wanted some of their symbols included in the house. She directed the Los Angeles Brick Company to put arrowheads on the original bricks which were made for the house. They can still be found on many bricks surrounding the current rose bed in front of the house. This area also contains the sun dial which is inscribed *Carpe Diem*, meaning "Seize the Day." Mr. Knipe and Mr. Orcutt spent several nights under the stars to set the gnomon, or arm, of the dial to point directly at Polaris, the North Star.

Before the second phase of construction began, time was spent developing and planting the ranch. Many miles



The living room as it was furnished when the Orcutts lived here. Viewed beyond door at right is the entry foyer and through the left door is Mr. Orcutt's den.

of citrus and walnut groves were planted throughout the rolling hills. Mr. Orcutt organized the Canoga Park Citrus Association in 1926. At their first meeting, on September 20, he became the president. He had 450 acres of citrus, both grapefruit and oranges, under cultivation.

In 1929 Ernesto Comejo was hired by the Orcutts as their gardener. He lived with his family in the house near the present entrance to the park and was a well-known fixture of the community, teaching gardening to the neighborhood children after the estate became a public park. He remained at Orcutt Ranch until 1979 when he retired and moved to Montebello, California.

Mr. Comejo planted many varieties of trees and shrubs within the 23 acres immediately surrounding the house. Some of the exotic plants which thrived here include the Rattan Palm, Lady Palm, Bunya Bunya tree and three unusual cork oaks. The gardens are also graced with dogwood trees, purple lily magnolias, Chinese wisteria, and birch trees.

The beautiful Valley Oaks and Coastal Live Oaks were already here. One of the largest is at the Justice Street side of the park, near Dayton Creek. This 700-year-old tree is 33 feet in circumference. Many of the oldest oaks show signs of having had limbs cut long before the Orcutts owned the property. In this area are several lime kilns which date to the mission period of California history. Limbs were cut and hauled by horse-sled to the nearby kilns. The firewood was burned and limestone added. After the fire died down the resulting lime was removed and hauled again by sled to the San Fernando Mission, which was built in 1797. At the

mission site this lime was added to the clay soil to make mortar used in the brick and tile construction of the mission.

In 1934 Frank Knapp, Sr. of Canoga Park was hired to build the lovely stone statues which still remain in the gardens. Mr. Knapp spent hours studying old texts and visiting the San Fernando Mission before he made the statue of Father Serra and the boy which stands in the patio area of the garden. A happy, jolly monk seems to welcome everyone to rest, eat and drink in the gazebo area. The grotto, urns, stone walls, and benches were all created by Mr. Knapp and his son Al. In days past you could find many resting areas made from stone and brick which Mr. Orcutt had built for Mary as resting stops while strolling through the gardens.



The marble grouping of the three muses was obtained from the Guasti Estate. It serves as the focal point of the pergola backing the rose garden, the site of many wedding ceremonies.

To add to their beautiful gardens the Orcutts purchased a graceful Italian marble group of the three muses which now overlooks the rose garden. A second marble of a young girl kneeling was also purchased at the Guasti estate auction in Guasti, California.

While strolling through the gardens, near the Justice Street entrance to the park, which was the main entrance to the estate until 1966, you will find two gargoyle sea otters. They represent the figures on the Orcutt Coat of Arms, which can be seen over the fireplace in the living room of the main house and also over the door to the wine cellar. The crest contains the words, *Per Mare, Per Terra* (through sea, through land) *Mean, Speak and Do Well.*

Over the years many additions were made to the structure of the house. A new front entrance foyer and a balancing sun room were early additions. The wrap-around laundry and bathroom outside the kitchen may have been constructed at this time. In 1925 a storage building with wine cellar and storage rooms below ground was added. In 1938 the solarium was built and the arched entryway was added to the front of the house. In 1939 Mr. Knipe drew up plans for a second wing with two large bedroom suites, on the former site of a large greenhouse. Mrs. Orcutt later set these up as the Mario Lanza and the Arturo Toscanini rooms, containing memorabilia of these two great musical artists.

The wine cellar resembles a rathskeller. Here the wall frescoes depict the Bavarian alps with dwarfs gathering grapes and making wine. The shelves contained a variety of drinking mugs. A call button summoned the butler from the kitchen when refills were in order. The bar and seats are of Philippine mahogany. Near the seating area was a large lamp which contained a gas jet for lighting cigars.

Some of the famous guests who stayed at Rancho Sombre del Roble were President Herbert Hoover, Leo Carillo, and Cardinals Spaulding and Cushman. On many Sunday afternoons Mr. and Mrs. Orcutt would hold barbecues and Mr. Orcutt would help anyone in the area who needed advice on how to fill out their income tax forms.

Over the years William and Mary's contributions to the community included donating land for the development of Lanark Park, raising funds for the development of the Guadalupe Center, and planting Catalpa trees along many West Valley streets. Mrs. Orcutt served as an Olympic Hostess in 1932, with a reception in the gardens. She was instrumental in starting the Junior Women's Club, and the changing of the name of the city from Owensmouth to Canoga Park. She also served as a Conservation Chairman to president Herbert Hoover.

In 1966 the Orcutt estate was purchased by the Los Angeles City Recreation and Parks Department and designated as Historical Monument No. 31, a horticultural facility. Mrs. Orcutt continued to live in the home for several years. In 1969 the park was opened to the general public.

Garden plots are available to members of the community on the eastern side of the park. Tours of the house and gardens are offered the last Sunday of the month (except July and August) from 2:00 p.m. to closing, with the last tour beginning at 4:15.

Special events during the year include public fruit picking, gardening classes, weddings, and garden shows. A tour of the park is truly a visit to California of yesteryears.

Trees at Orcutt Ranch Horticulture Center

In addition to tree species listed below, the park contains 16 acres of producing citrus groves and many other varieties of shrubs, plants, and trees.

Valley Oak or California White Oak (*Quercus lobata*)

California's mightiest oak, often reaching 70 feet in height, with equal or greater spread. Trunk and limbs massive, with thick, ashy grey, distinctly checked bark. Deeply lobed leaves 3-4 inches long, deep green above, paler beneath. Deciduous.



Coast Live Oak (*Quercus agrifolia*)

Native evergreen oak. Smooth, dark gray bark. Holly-like leaves, 1-3 inches long, slightly glossy upper surface.



Cork Oak (*Quercus suber*)

Native to Mediterranean and Northern Africa. It grows to 70-100 feet with equal spread. Trunk and principal limbs covered with thick corky bark (source of commercial cork). Leaves evergreen, 3 inches long, ovalish or oblong, without lobes but coarsely toothed, shiny dark green above and grey beneath. Cup of acorn about 1/3 to 1/2 the length of the acorn.



Bunya Bunya (*Araucaria bidwillii*)

An evergreen with very large cones weighing 10-15 pounds. Native to Australia, New Guinea, New Caledonia and Norfolk Islands. The leaves are glossy green in distinct rows, sharp pointed, stiff, oblong-oval, about 1-1/2 inches long.



Sweet Olive (*Osmanthus fragrans*)

A tender evergreen shrub of considerable decorative value with thick leathery leaves and small, unusually fragrant, white flowers. Native to Eastern and Southern Asia.



Fern Pine (*Podocarpus gracilior*)

Evergreen tree with handsome foliage. Native to Abyssinia, Uganda and Kenya. Leaves alternate, narrow, 1-2 inches long, soft grayish or bluish green, densely spaced on mature wood. Leaves not scale-like or needle-like.



Lady Palm (*Rhapis excelsa*)

Native to China and Japan, Suitable for outdoor cultivation in Southern California and Florida. Can also be grown in pots and tubs indoors. The leaves are fan-shaped and deeply divided into numerous segments. The deeply cleft leaves have 5 to 7 pendulous segments.



Rattan Palm (*Rhapis humilis*)

Leaves fan-shaped and deeply divided into 7-10 segments. Sharp awns or corolla or needle-like leaf segments.



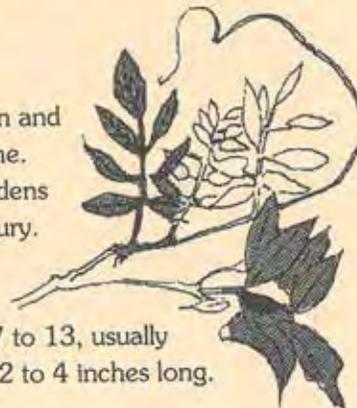
Incense Cedar (*Calocedrus decurrens*)

Evergreen tree native to mountains of Southern Oregon, California, western Nevada and Baja California. Adapts to many western climates. Symmetrical tree growing to 75-90 feet. Rich green foliage in flat sprays. Pungent fragrance in warm weather.



Chinese Wisteria (*Wisteria sinensis*)

Native to China. Well-known and widely planted deciduous vine. Introduced into western gardens in the early nineteenth century. Prized for their fragrant mauve blossom clusters, 6-12 inches long. Leaflets 7 to 13, usually 11, ovalish or oblong, 2-1/2 to 4 inches long.



Trees at Orcutt Ranch Horticulture Center

Southern Magnolia (*Magnolia grandiflora*)

(Bull Bay variety)

Magnificent tree with large leathery evergreen leaves and creamy white flowers 8-10 inches across.



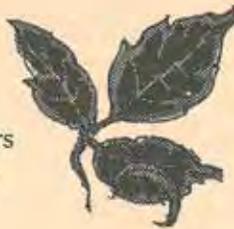
Purple Lily Magnolia (*Magnolia nigra*)

Tree or shrub native to the Himalayas, China, Japan, and North America. Long attractive fragrant flowers which place it among the decorative plants in the garden. Flowers bloom before leaves appear in the Spring. Deep pink inside, deep purplish red outside. Leaves broadly oval, slightly soft, hairy beneath.



Box Elder (*Acer negundo*)

Fast-growing tree to 50 feet or more. Leaves compound, the 3-5 leaflets arranged feather fashion, bright green, 2-4 inches long. Flowers appear before leaves. Found in New England from Ontario to Maine.



Birch (*Betula verrucosa*)

Graceful tree for gardens and landscaping. Deciduous. Leaves alternate, always toothed and with relatively straight veins. Flowers without petals, catkins or spikes. Native to Europe and Asia Minor.



Sago Palm (*Cycas revoluta*)

Stout cylindrical trunk covered with feather-like leaves, giving the airy, lacy appearance of a fern. Leaves in rosettes, reach 2-3 feet in length, divided into many leathery, dark, glossy segments. Native to China and West Indies.



Dogwood Tree (*Cornus nuttallii*)

Native to Pacific Northwest and Northern California. Grow to 80 feet. Leaves generally opposite without marginal teeth. Large cream-white bracts. Leaves change to showy yellow, orange, and scarlet in the autumn.



Coral Tree (*Erythrina caffra*)

The Kaffirboom Coral Tree is native to South Africa, but is the official tree of Los Angeles. Grows to 40 feet high with a spread of 40-60 feet. Bare branches produce large clusters of deep red-orange tubular flowers. In March and April flowers give way to fresh light green foliage.



Tabebuia (*Chrysotricha*)

Also called Golden Trumpet Tree. Spreads to 25 feet. Trumpet-shaped flowers grow in rounded clusters which become larger (up to 23 flowers) at maturity. Leaves are dark olive green. Blooms in April-May when trees lose their leaves briefly.



Tamarisk (*Tamarix parviflora*)

Drought tolerant. Excellent windbreak tree. Grows to 30-50 feet. Greenish feathery branchlets giving way to a grayish look in late summer. It forms very deep tap roots. Brought to the U. S. 200 years ago from the Middle East.



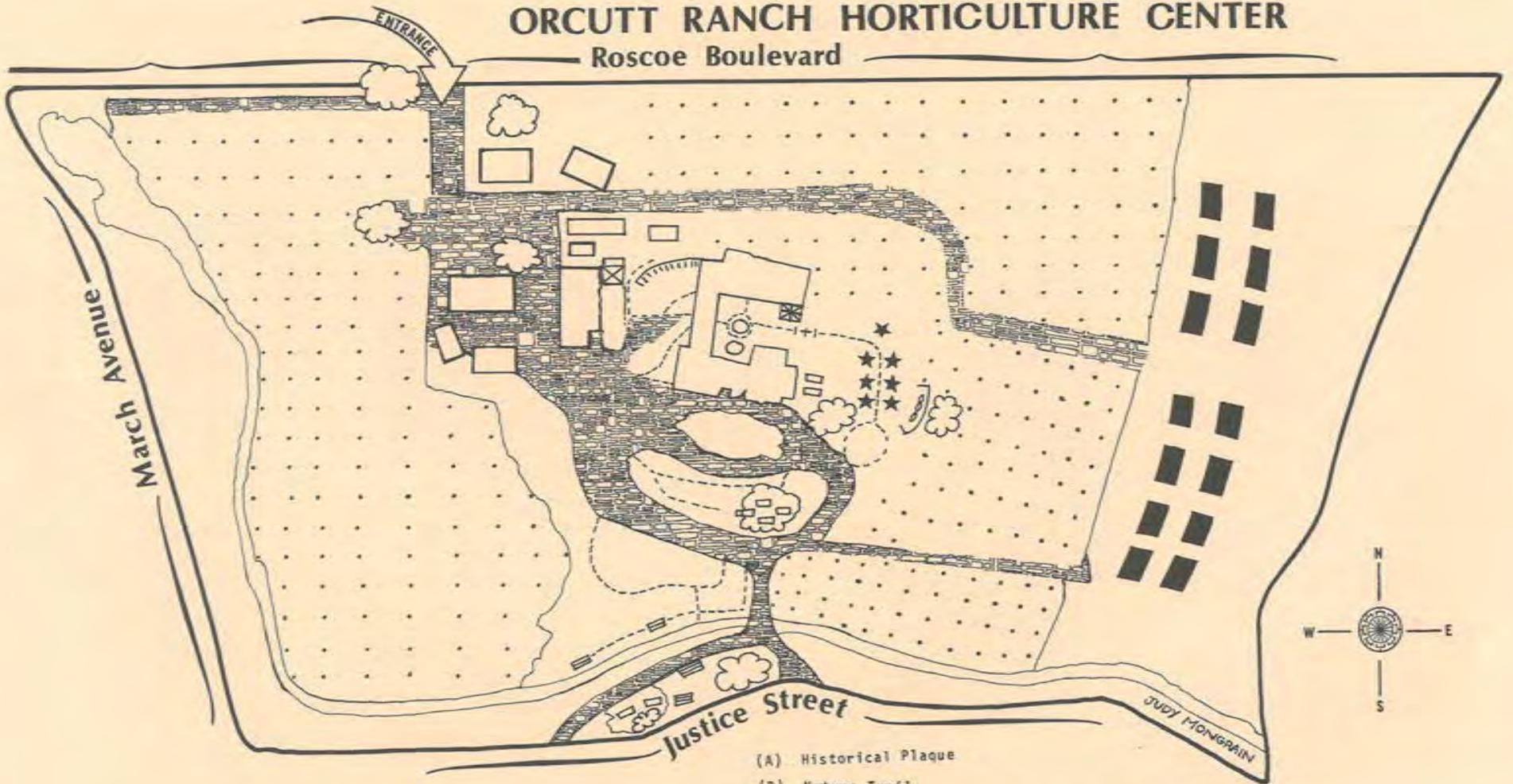
California Sycamore (*Platanus racemosa*)

Native, fast growing to 50-100 feet. Main trunk often divides, forming a spreading or leaning secondary trunk. Attractive, irregular, jigsawlike buff and gray bark. Deeply lobed, yellowish green leaves 4-9 inches long. In winter, the ball-like spiked seed clusters form along single stalks.



ORCUTT RANCH HORTICULTURE CENTER

Roscoe Boulevard



(A) Historical Plaque
(B) Nature Trail

- Dayton Creek
- Orchard
- Picnic Area
- Road

- Walkway
- Men's Room
- Ladies Room
- Mansion

- Rec. & Park Buildings
- Rose Garden
- Gardening Class Plots
- Oak Trees

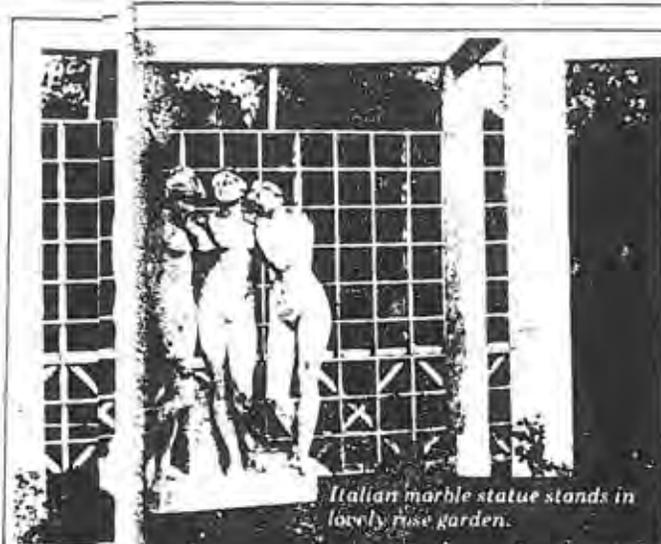
JUDY MONGRAIN

VALLEY PICTORIAL

by Ralph Samuels



Giant sundial, pointed at Polaris, the North Star, stands in front of the unique Spanish-style home.



Italian marble statue stands in lovely rose garden.



Entrance to Spanish-style home of William and Mary Orcutt, built in the early 1920's.



One of the last remaining citrus groves in the West Valley.

The Orcutt Ranch

Rancho "Sombra Del Robles," (The Ranch of the Shaded Oaks) today known as the "Orcutt Ranch" is situated on the northwestern part of the Valley. It contains remnants of early 20th century Valley life. Citrus orchards still produce oranges, lemons and grapefruit on the present 4-acre site.

William and Mary Orcutt purchased the 200-acre ranch in 1917 and used the site as a vacation residence. In 1920, the lovely Spanish-style home was constructed with 5-inch adobe walls and over 3,000 square feet of floor space. Fire-lace mantles are carved from Philippine mahogany and im-

ported Mexican tiles adorn the structure. William Orcutt was a well-known geologist who worked for the Union Oil Company in Los Angeles. Part of his fame is attributed to his discovery of fossil remains in the La Brea Tar Pits in 1901.

The Los Angeles City Recreation and Parks Department purchased the ranch in 1966 and still operate the facility. The Orcutt Ranch Horticultural Center has been declared a Historical Monument. The six acres of gardens include a rose garden and statuary, which annually attracts many visitors including garden clubs, historical societies, and music and art groups.

The many pathways of the ranch are graced by Italian marble statues. Several were executed by Frank and Al Knapp, including a statue of Father Junipero Serra and an Indian boy. Two of the rooms are dedicated to Mari-Lanza and Arturo Toscanini. They serve as mini-museums.

Flower shows are held during spring and fall. There are picnic areas and a nature-walk which pass a growing 700-year-old Oak tree. The grounds are open for tours only the last Sunday of each month from 2-5 p.m. Admission is free but donations are accepted. The ranch is located at 23600 Roscoe Blvd., Canoga Park CA. Call 883-6641. ■▼



Gnarled oak tree sits like giant walrus.



Sun dial time: 11:00 A.M.

SUNDAY JAUNT: Orcutt Ranch Park

Orcutt Ranch Park is one of the most unusual parks in Los Angeles. It was originally, as the name indicates, a ranch. It belonged to a wealthy land-investment family, the Orcutts, who used it as their weekend retreat. But an elaborate weekend retreat it was. Sprawling house and courtyards, 500-year-old oaks, elaborate gardens, fountains, and a very large sundial are some of the features of this "weekend retreat," which has belonged to the city of Los Angeles since 1965.

Present development of the park includes a nature trail being built with volunteer help. The Boy Scouts are making the trail along

Dayton Creek. They are leaving the area as natural as possible so children and adults can walk along, explore and study nature.

Dayton Creek at Orcutt Ranch Park is the site of the eucalyptus controversy so prominent in the news a few months ago. Plans were to build a storm drain in Dayton Creek, to make the whole thing cement, and to cut down the giant eucalyptus trees along the creek. Luckily, children and adults of the area prevailed. The trees were saved and the stream is becoming a nature trail.

In the near future storm drains will be built away from the stream which presently has to take the run-off for the entire community. When the drains are

built, the Horticulture Division plans to allow a small stream to flow through there continually which will enhance the ecological progress of the area.

Presently, the Horticulture Division is offering classes in gardening for children and adults. Each person has his own garden plot to grow whatever he wishes with formal or informal help from the teachers available. One very special project is a tree trail being planted by a group of students from the local junior high.

There is a small, though very beautiful, picnic area at the park if you would like to just go there to relax. After you've relaxed for a while, try to convince one of the gardeners to take you

through the house. Built in 1920 from adobe, the walls are 16 inches thick in the older part of the house. There are 3,060 square feet of floor space. The newer section houses a Mario Lanza Room with the piano at Orcutt Ranch and he played all over the world. It was donated by his family. There is also a Toscanini Room.

Orcutt Ranch was deeded to the city from Mrs. Orcutt who was widowed and ill. It is officially referred to as Historical Monument Number 31. With 24 acres total, there are 13 acres of grapefruit and orange groves and 6 acres of gardens including exotic plants, flowers, and quiet pathways.

Memorial

WILLIAM WARREN ORCUTT
(1869-1942)



Gladner-Mitchell Studios, Los Angeles

WILLIAM WARREN ORCUTT

Death came to William Warren Orcutt on April 27, 1942, ending a colorful and productive career. An honorary member of the Association, former vice-president of the Union Oil Company of California, and a pioneer in the field of oil finding, he was directly responsible for the discovery of a substantial portion of California oil, having such well known fields as Lompoc, Richfield, and Santa Fe Springs to his credit.

1306

Historical Profiles

On December 5, 1885, he withdrew from the firm of H. Newmark and Company to be succeeded by his junior partners, and since the oldest of them was Morris A. Newmark, the name of the firm was changed to M. A. Newmark and Company, who sold out in 1937.

After his withdrawal, Newmark joined his nephew, Kaspare Cohn of the firm of K. Cohn and Company, dealers in wool and hides. In 1896, this firm was dissolved. Cohn retained the wool end of the business and Newmark took over the hides, reviving the old name, H. Newmark and Company. In 1899, the two former partners founded the town of Montebello. On January 1, 1906, Newmark retired from business.

In 1913, sixty years after his arrival in the little town of Los Angeles, he began the preparation of his memoirs. He asked his two sons, Maurice H. Newmark and myself to serve as editors, and Dr. Perry Worden, a well-known historian, co-operated with us as literary advisor.

The manuscript was completed and sent to the publisher in the latter part of 1915; but on April 4, 1916, just a few months before the book, *Sixty Years in Southern California*, came from the press, the author passed away.

* * *

Orcutt Estates--23 Acres
23555 Justice Street, Canoga Park

XIX

WILLIAM ORCUTT

William Orcutt was born in Dodge City, Minnesota, on February 14, 1869. He was a direct descendant of Miles Standish, John Alden and Alden's wife, Priscilla Mulines through whom he traced his ancestry back to William the Conqueror.

The family came to California in 1881. He attended the public schools in Santa Paula. He entered Stanford University on October 1, 1891, the day it was opened. He specialized in geology and engineering, which afterwards became his life's work.

After graduating from the University in 1895 he located at Santa Paula, where, on June 9, 1897, he married Miss Mary Logan.

THE HISTORICAL SOCIETY OF SOUTHERN CALIFORNIA

In Santa Paula he established himself as a hydraulic engineer, and, besides, he served as United States Deputy Surveyor until May, 1899. He was then made Superintendent of the San Joaquin Division of the Union Oil Company of California, a position which he held for a number of years.

In 1901 he was appointed geologist and engineer of the company, with headquarters in Los Angeles, and subsequently was made Manager of the Geological, Land and Engineering departments. He later served as consulting head of these departments and as vice-president of the company.

In the early years of the petroleum industry the employment of experts was unusual. It was the successful work of Orcutt in the employment of scientific principles for solving the problems of oil development that changed this situation; and the Union Oil Company was the first on the coast to organize a geological department for research and the discovery of new fields.

Orcutt made the first geological maps of the Coalinga, Lompoc and Santa Maria oil fields, and was assigned the duty of selecting and purchasing properties in these districts for the Union Oil Company. He was a member of important executive committees in many business organizations and vice-president and president of a number of them.

In 1901 Orcutt discovered the famous La Brea Fossil Beds north of Wilshire Boulevard in the western part of the city, on the old La Brea Rancho. The story is a most interesting one as related by Mrs. Orcutt in the December 1954 issue of *The Quarterly*, to which those who are not acquainted with it are referred.

Mr. Orcutt, who made such significant contributions to science and to the oil industry in California, passed away on April 27, 1942.



TRACT No 11209

IN THE CITY OF LOS ANGELES
(Consisting of 3 Sheets)

SCALE: 1" = 150'

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 26 & 27 IN T.2N., R.17W., AS SHOWN ON RECORDER'S FILED MAP No 238, BEING A PORTION OF THE RANCHO EX-MISSION DE SAN FERNANDO AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 605 & 606 OF PATENTS; PORTIONS OF SECTIONS 34 & 35 IN T.1N., R.17W., IN THE SOUTH 59,550.88 ACRES OF RANCHO EX MISSION DE SAN FERNANDO AS SHOWN ON MAP RECORDED IN BOOK 31 PAGE 75 OF MISCELLANEOUS RECORDS, AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28 AND LOT "A" OF TRACT No 2500 AS SHOWN ON MAP RECORDED IN BOOK 28 PAGES 9 & 10 OF MAPS, ALL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; ALSO PORTIONS OF MANTON AVENUE, JONATHAN STREET AND JUSTICE STREET VACATED BY ORDINANCE No 78643 OF THE CITY OF LOS ANGELES.

I, hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of three sheets, correctly represents a survey made under my supervision in December, 1936; that the monuments shown hereon actually exist; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Charles Fisher, Jr.
Registered Civil Engineer No 2258

OCT 29 1937
4 P.M.
204
29

S. B. Metzger
500

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border lines, and hereby dedicate to the public use the avenue and streets shown on said map within said subdivision.

W. W. Orcutt
Mary L. Orcutt

John L. Orcutt
Alice P. Orcutt

TITLE INSURANCE AND TRUST COMPANY

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

Charles J. Baker Vice-President
John L. Johnson Assistant Secretary

On this 10th day of March, 1937, before me, a Notary Public in and for said County, personally appeared W. W. Orcutt, Mary L. Orcutt, John L. Orcutt and Alice P. Orcutt known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Holt R. Gregory
Notary Public in and for said County of Los Angeles, State of California.

My Commission expires
Aug. 14, 1937.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

On this 20th day of May, 1937, before me, a Notary Public in and for said County, personally appeared Charles J. Baker known to me to be the Vice-President and John L. Johnson known to me to be the Assistant Secretary of the TITLE INSURANCE AND TRUST COMPANY, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Hazel Kellogg
Notary Public in and for the County of Los Angeles, State of California.

The DEPARTMENT OF WATER AND POWER of the City of Los Angeles, subject to and reserving to the City of Los Angeles all easements, rights and interests by said City of Los Angeles, hereby consents to the making of the annexed map and subdivision and also consents to the dedication of the avenue and streets as shown on said map, and hereby joins in the execution of the owners' certificate to the extent of its interest not hereby reserved.

DEPARTMENT OF WATER AND POWER of City of Los Angeles
BY BOARD OF WATER AND POWER COMMISSIONERS

By John R. Hagman President
AND Geo. P. ... Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

On this 7th day of May, 1937, before me, a Notary Public in and for said County, personally appeared JOHN B. HAINES known to me to be the President and JAS. P. YROMAN known to me to be the Secretary of the BOARD OF WATER AND POWER COMMISSIONERS, the governing body of the DEPARTMENT OF WATER AND POWER of the City of Los Angeles, the municipal corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said DEPARTMENT OF WATER AND POWER of the City of Los Angeles, and acknowledged to me that such municipal corporation executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

C. Cameron Stuart
Notary Public in and for the County of Los Angeles, State of California

Witnessed Oct. 29, 1937
ALL SPED. BY THE COUNTY CLERK
By Harold A. Harris Deputy

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 870, STATUTES OF 1937, STATE OF CALIFORNIA, AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE 10-28-37 Raymond ... CITY ENGINEER

Approved by the City Council of the City of Los Angeles
this 24th day of October 1937
Robert ... City Clerk

I hereby certify that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a certificate made by the Title Insurance and Trust Company of said City, Order No. 1495399, dated Oct. 7, 1937, certifying that it appears from the records of said City and County that W. W. Orcutt, Mary L. Orcutt, John L. Orcutt, Alice P. Orcutt and Title Insurance and Trust Company are the only persons whose consent is necessary in order for dedication the streets, alleys and easements as shown on this subdivision map within the colored border lines.

Page Oct. 28 1937

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE, TO WHICH I HAVE INCLUDED IN THE WITHIN SUBDIVISION OF EVERY FILED "KEEPER" IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.
C. K. Steele, Director, Bureau of Assessments.
BY Ray H. ... 5/24 1937

I HEREBY CERTIFY THAT THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR A PORTION THEREOF IS SUBJECT TO SPECIAL ASSESSMENTS IN SPECIAL ASSESSMENT DISTRICTS AS FOLLOWS: TO-WIT: ...
L. A. County, Water Works Dist. No. 3, \$1,000,000.00, February 1, 1919
AND THAT THIS CERTIFICATE DOES NOT INCLUDE ANY ASSESSMENT OF ANY SPECIAL ASSESSMENT DISTRICT, THE BOND OF WHICH HAVE NOT YET BECOME A LIEA UPON THE LAND CO., FILED IN SUBDIVISION
DAN O. HOVE, City Controller

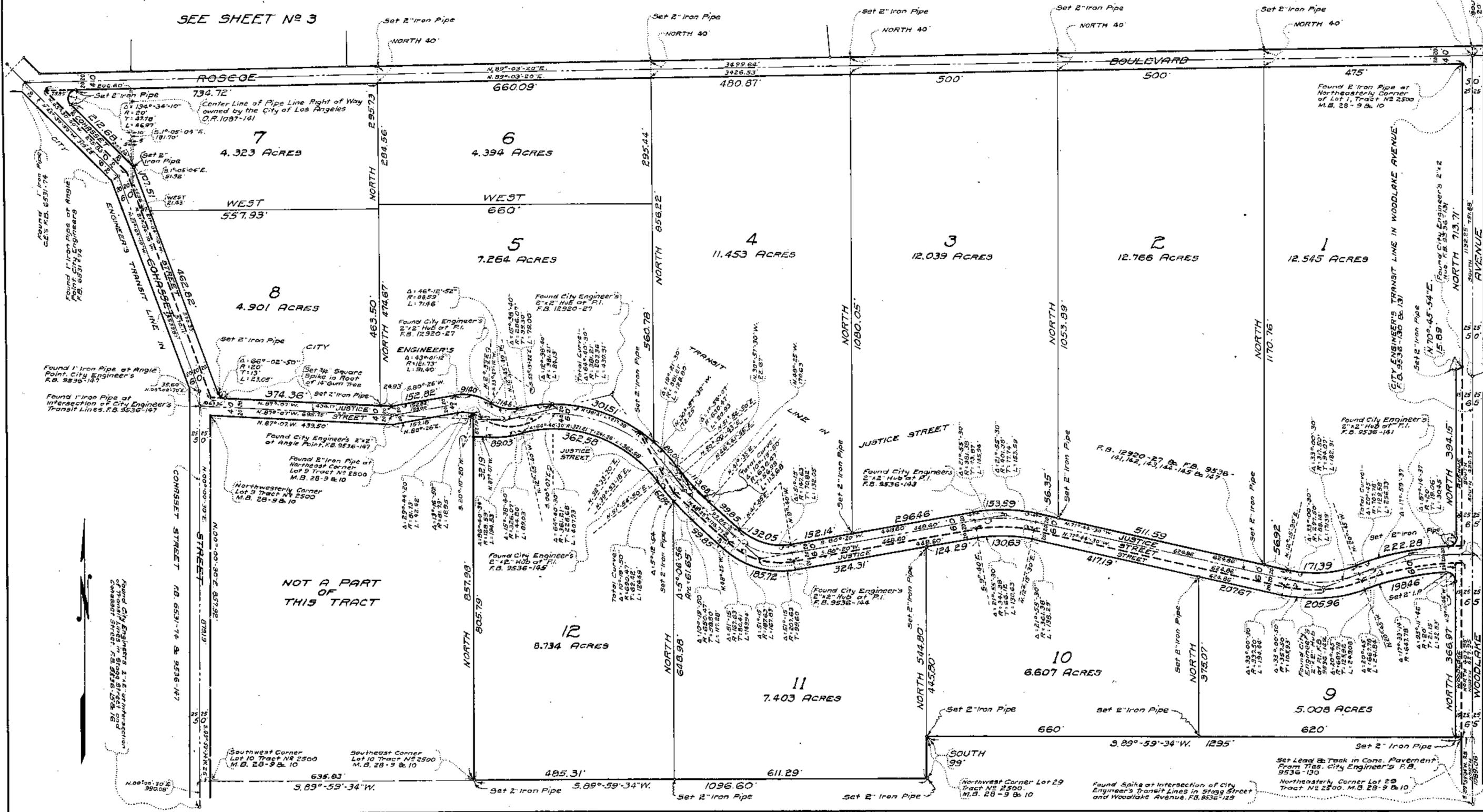
I hereby certify that this map was, by resolution, duly adopted and approved by the City Council of the City of Los Angeles on the 24th day of October 1937, and that the City Clerk, of said City was by said resolution authorized and directed to endorse thereon, its approval of the same, and that all of the streets, roads, alleys, highways and easements shown and delineated on this map and thereby offered for dedication as public streets, roads, alleys, highways and easements existing such as have heretofore been dedicated and accepted on behalf of the public, are hereby accepted as public streets, roads, alleys, highways and easements on behalf of the public by the City Council of the City of Los Angeles; provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, road, alley, highway or easement shown or delineated upon this map.
Dated the 29th day of October 1937
By Order and Resolution of the City Council of the City of Los Angeles
Robert ... City Clerk

TRACT No 11209

CHAS. FISKE, JR., REGISTERED CIVIL ENGINEER No 2258
SCALE: 1 Inch = 150 Feet

NOTE:-
The Bearing of Roscoe Street (Formerly 12th Street) as shown on Map of Tract No 2500, Recorded in Book 28, Pages 9 & 10 of Maps, was taken as Basis of Bearings shown on this Map.

SEE SHEET No 3



OCT 29 1937
1:40 P.M.
R.O.
30
Free
J. H. Matlock

Found 1 1/2" Iron Pipe at Intersection of Northern Line of Roscoe Blvd. (Formerly 12th Street) and the Northern Prolongation of City Engineer's Transit Line in Woodlake Avenue (Formerly Santa Ana Avenue) Tract No 2500 M.B. 28-9 & 10 F.B. 9536-131
Found City Engineer's 2"x2" Hub F.B. 9536-131

Found City Engineer's 2"x2" Hub F.B. 9536-141

Found City Engineer's 2"x2" Hub F.B. 9536-144

Found City Engineer's 2"x2" Hub F.B. 9536-147

Found City Engineer's 2"x2" Hub F.B. 9536-148

Found City Engineer's 2"x2" Hub F.B. 9536-149

Found City Engineer's 2"x2" Hub F.B. 9536-150

Found City Engineer's 2"x2" Hub F.B. 9536-151

Found City Engineer's 2"x2" Hub F.B. 9536-152

Found City Engineer's 2"x2" Hub F.B. 9536-153

Found City Engineer's 2"x2" Hub F.B. 9536-154

Found City Engineer's 2"x2" Hub F.B. 9536-155

Found City Engineer's 2"x2" Hub F.B. 9536-156

Found City Engineer's 2"x2" Hub F.B. 9536-157

Found City Engineer's 2"x2" Hub F.B. 9536-158

Found City Engineer's 2"x2" Hub F.B. 9536-159

Found City Engineer's 2"x2" Hub F.B. 9536-160

Found City Engineer's 2"x2" Hub F.B. 9536-161

Found City Engineer's 2"x2" Hub F.B. 9536-162

Found City Engineer's 2"x2" Hub F.B. 9536-163

Found City Engineer's 2"x2" Hub F.B. 9536-164

Found City Engineer's 2"x2" Hub F.B. 9536-165

Found City Engineer's 2"x2" Hub F.B. 9536-166

Found City Engineer's 2"x2" Hub F.B. 9536-167

Found City Engineer's 2"x2" Hub F.B. 9536-168

Found City Engineer's 2"x2" Hub F.B. 9536-169

Found City Engineer's 2"x2" Hub F.B. 9536-170

Found City Engineer's 2"x2" Hub F.B. 9536-171

Found City Engineer's 2"x2" Hub F.B. 9536-172

Found City Engineer's 2"x2" Hub F.B. 9536-173

Found City Engineer's 2"x2" Hub F.B. 9536-174

Found City Engineer's 2"x2" Hub F.B. 9536-175

Found City Engineer's 2"x2" Hub F.B. 9536-176

Found City Engineer's 2"x2" Hub F.B. 9536-177

Found City Engineer's 2"x2" Hub F.B. 9536-178

Found City Engineer's 2"x2" Hub F.B. 9536-179

Found City Engineer's 2"x2" Hub F.B. 9536-180

Found City Engineer's 2"x2" Hub F.B. 9536-181

Found City Engineer's 2"x2" Hub F.B. 9536-182

Found City Engineer's 2"x2" Hub F.B. 9536-183

Found City Engineer's 2"x2" Hub F.B. 9536-184

Found City Engineer's 2"x2" Hub F.B. 9536-185

Found City Engineer's 2"x2" Hub F.B. 9536-186

Found City Engineer's 2"x2" Hub F.B. 9536-187

Found City Engineer's 2"x2" Hub F.B. 9536-188

Found City Engineer's 2"x2" Hub F.B. 9536-189

Found City Engineer's 2"x2" Hub F.B. 9536-190

Found City Engineer's 2"x2" Hub F.B. 9536-191

Found City Engineer's 2"x2" Hub F.B. 9536-192

Found City Engineer's 2"x2" Hub F.B. 9536-193

Found City Engineer's 2"x2" Hub F.B. 9536-194

Found City Engineer's 2"x2" Hub F.B. 9536-195

TRACT No 11209

CHAS. FISKE, JR., REGISTERED CIVIL ENGINEER No 2258

SCALE: - 1 Inch = 150 Feet

J. Brantley
OCT 29 1937
1 4 PM
ROR
31

NOTE:- FOR BASIS OF BEARINGS, SEE SHEET No 2.

Found 1 1/2" Iron Pipe at Angle Point in South Easterly Line of Chatsworth Reservoir Site (S.R. 43-16) Los Angeles Water Department Survey F.B. 2045-63

Southeasterly Line of Chatsworth Reservoir Site in Deed to Board of Public Service Commissioners of City of Los Angeles Book 43 Page 16 of Official Records.

Southerly Line of Chatsworth Reservoir Site in Deed to Board of Public Service Commissioners of City of Los Angeles. Book 43 Page 15 of Official Records.

Found 1 1/2" Iron Pipe at Angle Point in Southerly Line of Chatsworth Reservoir Site (S.R. 43-16) Los Angeles Water Department Survey F.B. 2045-63

Found 2" Iron Pipe at Southwesterly Corner Chatsworth Reservoir Site (S.R. 43-16) Los Angeles Water Department Survey F.B. 2045-63 City Engineers F.B. 9535-104

5.89°-53'E

1648.00'

2401.40'

753.40'

Found 2" Iron Pipe Set in Concrete at Easterly End of Most Northerly Line of Land Conveyed by B.F. Porter Estate to W.W. Orcutt, Book 12144 Page 337 Official Records.

Found Cross (X) in Concrete Foundation of Iron Fence Post, Marking the most northerly Corner of Land conveyed by B.F. Porter Estate to J.L. Orcutt, Book 13321 Page 306 of Official Records

14
28.867 ACRES

15
29.088 ACRES

Found 2" Iron Pipe Set in Concrete at Southerly End of Most Westerly Line of Land Conveyed by B.F. Porter Estate to W.W. Orcutt, Book 12144 Page 337 Official Records.

Found 2" Iron Pipe at Angle Point in a Southerly Line of Land Conveyed by B.F. Porter Estate to W.W. Orcutt, Book 12144 Page 337 Official Records

N.89°-04'-15"E
1145.11

13
11.842 ACRES

Found 2" Iron Pipe at Angle Point in Northwesterly Line of Roscoe Street Tract No 9934 M.B. 142-24

Found 2" Iron Pipe at Westerly End of Most Southerly Line of Land Conveyed by B.F. Porter Estate to W.W. Orcutt, Book 12144 Page 337 Official Records.

Found 2" Iron Pipe at Curve Point in Northerly Line of Roscoe Street Tract No 9934 M.B. 142-24

Southwesterly Corner of Lands Conveyed by Mrs. Jess B. Hall to J.L. Orcutt and W.W. Orcutt, Book 5977-Page 22 of Official Records Found 2" Iron Pipe Set in Concrete

Found 2" Iron Pipe Set in Concrete at Southerly End of Most Easterly Line of Land Conveyed by B.F. Porter Estate to W.W. Orcutt, Book 12144 Page 337 Official Records

Found 2" Iron Pipe in Northerly Line of Roscoe Street (Formerly 12th Street) Tract No 2500 M.B. 28-9 & 10

Found 2" Iron Pipe at Southeasterly Corner of Land conveyed by B.F. Porter Estate to J.L. Orcutt, Book 13321, Page 306 of Official Records.

Found 2" Iron Pipe at Westerly Terminus of Center Line of ROSCOE STREET Tract No 9934 M.B. 142-24

Found 2" Iron Pipe at Angle Point in Center Line of Roscoe Street, Tract No 9934 M.B. 142-24 C.C.'s F.B. 12998-2

SEE SHEET No 2

9.00°-56'-40"E
20.00'

10400

CHAS. FISKE, JR.

SCALE 1"=40'
1"=100'

TRACT NO. 37197

BOOK 982 PAGE 48

SHEET 1 OF 8 SHEETS

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

81-559519

FILED
REQUEST OF OWNER
JUN 04 1981
1 MIN PAST 4 P.M.

BEING A MERGER AND RESUBDIVISION OF PARCEL C, PORTION OF LOT 1, PORTION OF PARCEL B, TRACT NO. 30795 PER MAP FILED IN BOOK 796 PAGES 51 TO 53 INCLUSIVE, PORTION OF LOT 1, TRACT NO. 30796 PER MAP FILED IN BOOK 797 PAGES 9 AND 10; PORTION OF LOT 1, TRACT NO. 30797 PER MAP FILED IN BOOK 797 PAGES 11 AND 12; PORTION OF LOT 1, PORTION OF PARCEL A, TRACT NO. 30798 PER MAP FILED IN BOOK 797 PAGES 17 AND 18, PORTION OF LOT 52, TRACT NO. 2500 PER MAP RECORDED IN BOOK 28, PAGES 9 AND 10, PARCEL A OF TRACT NO. 37195 FILED IN BOOK 963 PAGES 55 TO 63 INCLUSIVE, ALL OF MAPS, RECORDS OF LOS ANGELES COUNTY AND PORTION OF STRATHERN STREET DEDICATED BY SAID TRACT NO. 30795, PORTIONS OF STRATHERN STREET AND VALLEY CIRCLE BOULEVARD AND PORTION OF ROSCOE BOULEVARD DEDICATED BY SAID TRACT NO. 30796, AND PORTIONS OF VALLEY CIRCLE BOULEVARD AND INGOMAR STREET DEDICATED BY SAID TRACT NO. 30798, AND DEDICATIONS OF EASEMENTS FOR STREET LIGHTING PURPOSES OVER LOTS 29 AND 42 OF SAID TRACT NO. 37195.

982
48
V. Stapp
20.00

OWNER'S CERTIFICATE:
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AND WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES EASEMENTS FOR STREET LIGHTING PURPOSES OVER THE AREAS OF LAND SO DESIGNATED ON SAID MAP.

ENGINEER'S CERTIFICATE:
I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 8 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON MAY 15, 1979; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED; THAT BOTH BOUNDARY AND CENTERLINE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 6 MONTHS AFTER BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE STREET IMPROVEMENTS, NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP, AND THAT THE NOTES TO CENTERLINE MONUMENTS SHOWN AS TO BE SET WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATIONS STATED ABOVE.

AS A DEDICATION TO PUBLIC USE, WE HEREBY ABANDON AND WAIVE IN FAVOR OF THE PUBLIC, AS A COVENANT RUNNING WITH THE LAND AND BINDING UPON OUR HEIRS, SUCCESSORS, AND ASSIGNS, ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM LOTS 1 THRU 8 INCLUSIVE TO INGOMAR STREET AND FROM LOTS 57, 75, 76 AND 77 TO VALLEY CIRCLE BOULEVARD.

D. D. Hoag
DONALD D. HOAG RCET 7968

BASIS OF BEARINGS:
THE BEARING N.00°01'41"E OF THE CENTERLINE OF MARCH AVENUE AS SHOWN ON MAP OF TRACT NO. 37195, AS FILED IN BOOK 963 PAGES 55 TO 63 INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SOIL AND GEOLOGICAL REPORTS
SOIL REPORT CONVERSE DAVIS DIXON ASSOC.
Prepared By THOMAS D. LAKE
Reg. C.E. No. 14121 Date 5-25-78
GEOLOGICAL REPORT CONVERSE DAVIS DIXON ASSOC.
Prepared By ROBERT H. DICKEY
Reg. E.G. No. 912 Date 5-25-78

M.G. BROCK & SONS, INC.
A DELAWARE CORPORATION,
OWNERS.

Jack R. Harter
JACK R. HARTER VICE-PRESIDENT

R & I JOINT VENTURE, A JOINT VENTURE COMPOSED OF RICHGART, INC., A CALIFORNIA CORPORATION, AND INA PROPERTIES, INC., A PENNSYLVANIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 3, 1979 AS INSTRUMENT NO. 79-402192, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

RICHGART, INC., A CALIFORNIA CORPORATION

Jack R. Harter
JACK R. HARTER ATTORNEY IN FACT

INA PROPERTIES, INC., A PENNSYLVANIA CORPORATION.

Jack R. Harter
JACK R. HARTER AUTHORIZED AGENT

SOIL AND GEOLOGICAL REPORTS
SOIL REPORT GeoSoils, Inc.
Prepared By DELMAR D. YOSKUN
Reg. C.E. No. 160596 Date 9-20-78
GEOLOGICAL REPORT GeoSoils, Inc.
Prepared By GEORGE R. LARSON
Reg. E.G. No. 101 Date 9-20-78

JUDY COTTRIEL
NOTARY PUBLIC
STATE OF CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Sept. 2 1980

Judy Cottriel
NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss
ON THIS 20th DAY OF MARCH 1980 BEFORE ME
Judy Cottriel, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Jack R. Harter, KNOWN TO ME TO BE THE VICE-PRESIDENT OF M.G. BROCK & SONS, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

THE SIGNATURE OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, OWNER OF EASEMENTS FOR STREET LIGHTING, FUTURE STREET LIGHTING, DRAINAGE, SANITARY SEWER, SIGHT DISTANCE/FUTURE DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, PER TRACT NO. 30795, FILED IN BOOK 796, PAGES 91 TO 93 INCLUSIVE, OF MAPS; TRACT NO. 30796, FILED IN BOOK 797, PAGES 9 AND 10 OF MAPS; TRACT NO. 30797, FILED IN BOOK 797, PAGES 11 AND 12 OF MAPS; TRACT NO. 30798, FILED IN BOOK 797, PAGES 17 AND 18 OF MAPS; LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, OWNER OF EASEMENT AND RIGHT OF WAY FOR THE PURPOSES OF TRANSPORTING, CONVEYING AND DISTRIBUTING WATER AND INCIDENTAL PURPOSES RECORDED OCTOBER 2, 1963 AS PER INSTRUMENT NO. 621, IN BOOK 2203, PAGE 91, OFFICIAL RECORDS, AND ALSO DELINEATED ON THE MAP OF TRACT NO. 30795; LOS ANGELES COUNTY FLOOD CONTROL DISTRICT OWNER OF EASEMENT FOR WATER PIPELINE, SANITARY SEWER, BY FINAL DECREE OF CONDEMNATION IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. C88658, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 30, 1975 AS INSTRUMENT NO. 3302, IN BOOK D 6744, PAGE 208 OF OFFICIAL RECORDS; ALL RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

JUDY COTTRIEL
NOTARY PUBLIC
STATE OF CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Sept. 2 1980

Judy Cottriel
NOTARY PUBLIC

REGISTERED PROFESSIONAL ENGINEER
DONALD C. TILLMAN
No. 8072
CIVIL
STATE OF CALIFORNIA

CERTIFICATE OF SPECIAL ASSESSMENT
I HEREBY CERTIFY that, according to the records of the offices of the Bureau of Engineering of the Department of Public Works and the Treasurer of the City of Los Angeles, none of the lines of lots or parcels of the subdivision shown on this subdivision map will divide any land subject to any special assessment or bond representing a special assessment which may be paid in full except as follows:
NONE
The amount necessary for the payment in full of such assessment and/or bond at this time is \$ NONE
Date: MAY 8 1981
DONALD C. TILLMAN ROBERT M. OBELL, JR.
City Engineer, Treasurer,
City of Los Angeles City of Los Angeles
By: H. Farías By: xx

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Division 2 of Title 17 of the Government Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with and I am satisfied that this map is technically correct.
Date: MAY 29 1981
DONALD C. TILLMAN, City Engineer
Donald C. Tillman

REGISTERED PROFESSIONAL ENGINEER
DONALD C. TILLMAN
No. 8072
CIVIL
STATE OF CALIFORNIA

CERTIFICATE OF TITLE
I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a Certificate made by the FIRST AMERICAN TITLE COMPANY OF LOS ANGELES, of said City Order No. 127472 dated MAY 27, 1981, certifying that it appears from the records of said City and County that M.G. BROCK & SONS, INC., R & I JOINT VENTURE (are) the only persons whose consent is required for the recording of this map by law.
Date: MAY 29 1981
DONALD C. TILLMAN, City Engineer
Donald C. Tillman

CERTIFICATE OF ACCEPTANCE
I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon, unless otherwise rejected, except those marked "Future Street", "Future Alley" or "Future Easement" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, alley or easement shown on this map.
Date: JUN 3 1981
REX E. LAYTON, City Clerk
By: *Edward W. Oshman*, Deputy

482/49

SCALE 1" = 40'

SHEET 2 OF 8 SHEETS

TRACT NO. 37197

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
JUN 4 1981



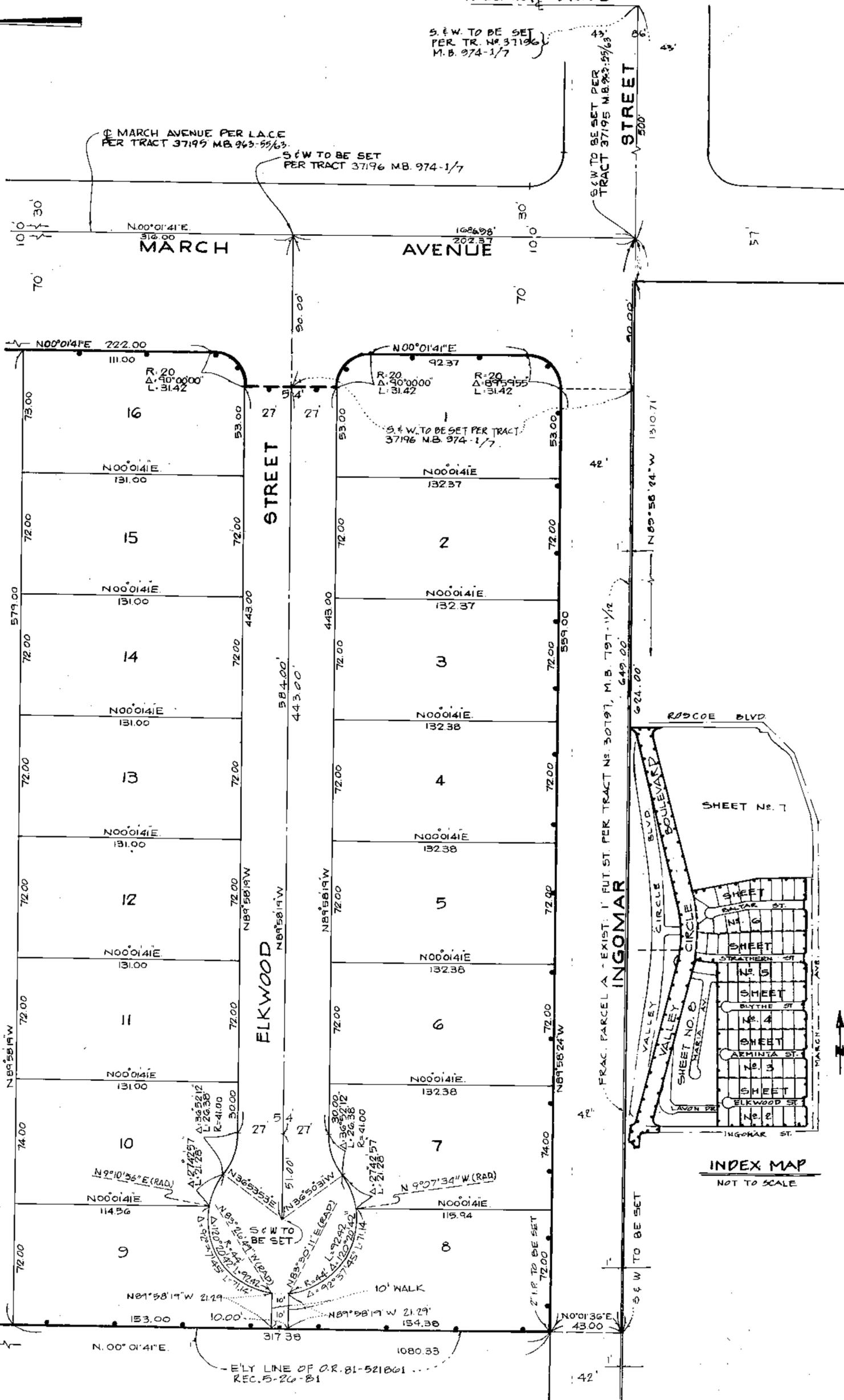
HILLARY DRIVE

S.E.W. TO BE SET
PER TR. NO. 37196
M.B. 974-1/7

MARCH AVENUE PER L.A.C.E.
PER TRACT 37195 M.B. 963-55/63

S.E.W. TO BE SET
PER TRACT 37196 M.B. 974-1/7

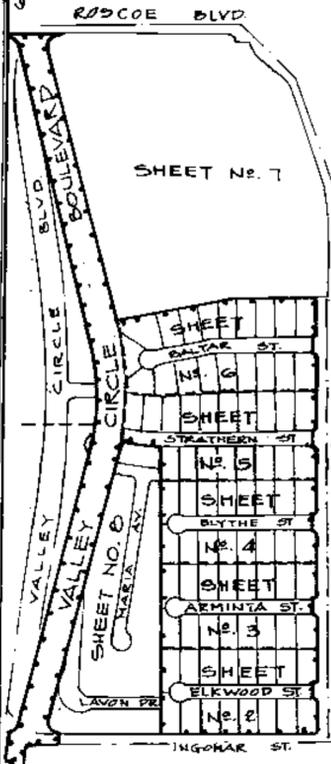
S.E.W. TO BE SET PER
TRACT 37195 M.B. 963-55/63



NOTE:
PURSUANT TO SECTION 664299, 20% OF THE STATE GOVERNMENT CODE, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF ALL OR PARTS OF THE FOLLOWING WHICH ARE NOT SHOWN ON THIS MAP: STRATHERN STREET, PARCEL B, AND PARCEL C, ALL DEDICATED BY MAP OF TRACT NO. 30795, PER MAP FILED IN BOOK 786, PAGES 51 THRU 53; STRATHERN STREET, VALLEY CIRCLE BOULEVARD, AND RUSCOE BOULEVARD ALL DEDICATED ON MAP OF TRACT NO. 30799, PER MAP FILED IN BOOK 797, PAGES 9 AND 10; VALLEY CIRCLE BOULEVARD, INGOMAR STREET AND PARCEL A, ALL DEDICATED ON MAP OF TRACT NO. 30798, PER MAP FILED IN BOOK 797, PAGES 17 AND 18; PARCEL A DEDICATED ON MAP OF TRACT NO. 37195, PER MAP FILED IN BOOK 963, PAGES 55 THRU 57; THOSE EASEMENTS DEDICATED FOR STREET LIGHTING, FUTURE STREET LIGHTING, DRAINAGE, SANITARY SEWER, SIGHT DISTANCE, FUTURE DRAINAGE AND INCIDENTAL PURCHASES ON SAID TRACT NO. 30795, 30796, 30798, 30799, 37195 AND ON TRACT NO. 30797, PER MAP FILED IN BOOK 797, PAGES 11 AND 12, ALL OF MAPS, RECORDS OF LOS ANGELES COUNTY.

SEE SHEET 5

FRAC. PARCEL A - EXIST. 1' FUT. ST. PER TRACT NO. 30797, M.B. 797-1/12



INDEX MAP
NOT TO SCALE

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

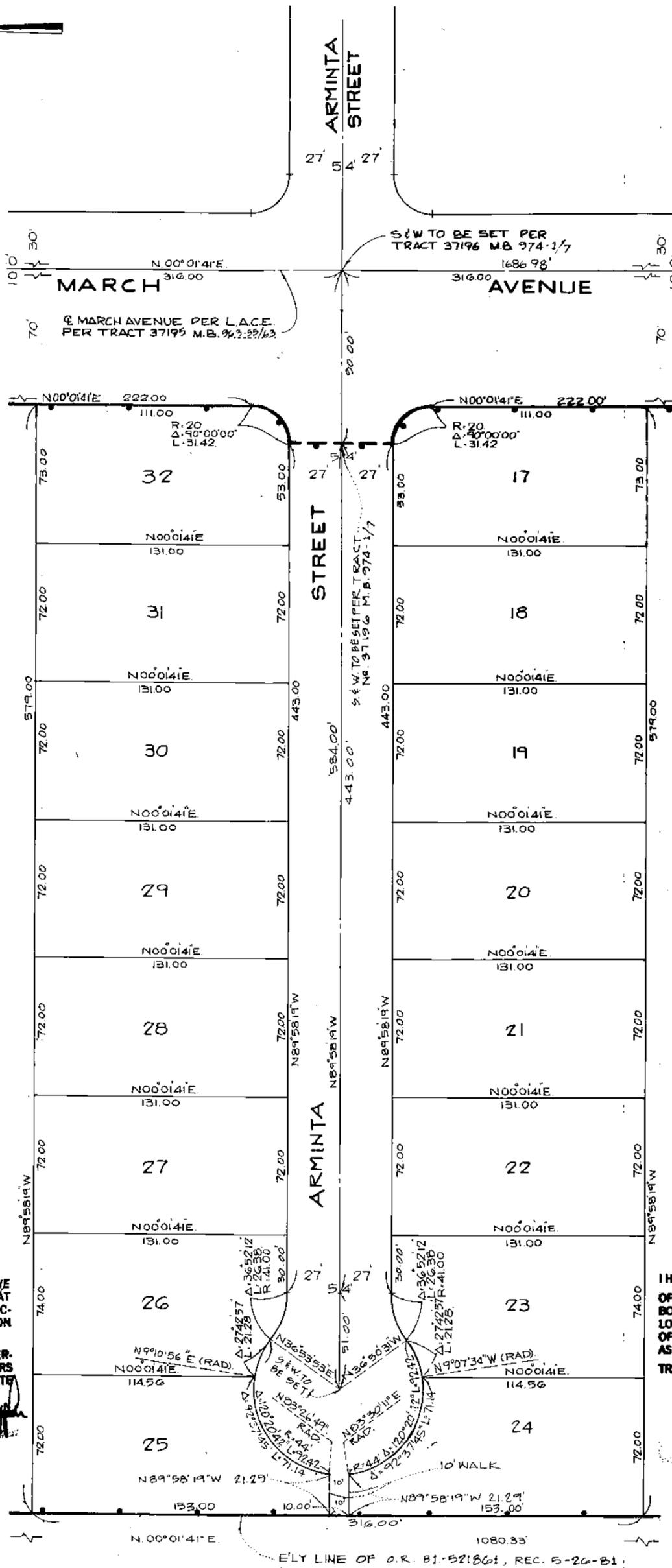
482/50

SCALE 1"=40'

TRACT NO. 37197

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
JUN 4 1951



See Sheet 4

See Sheet 2

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

JAMES S. MIZE, EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BY *William J. Thompson* DEPUTY



I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 5,400 HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 37197 AS REQUIRED BY LAW.

JAMES S. MIZE, EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BY *William J. Thompson* DEPUTY



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

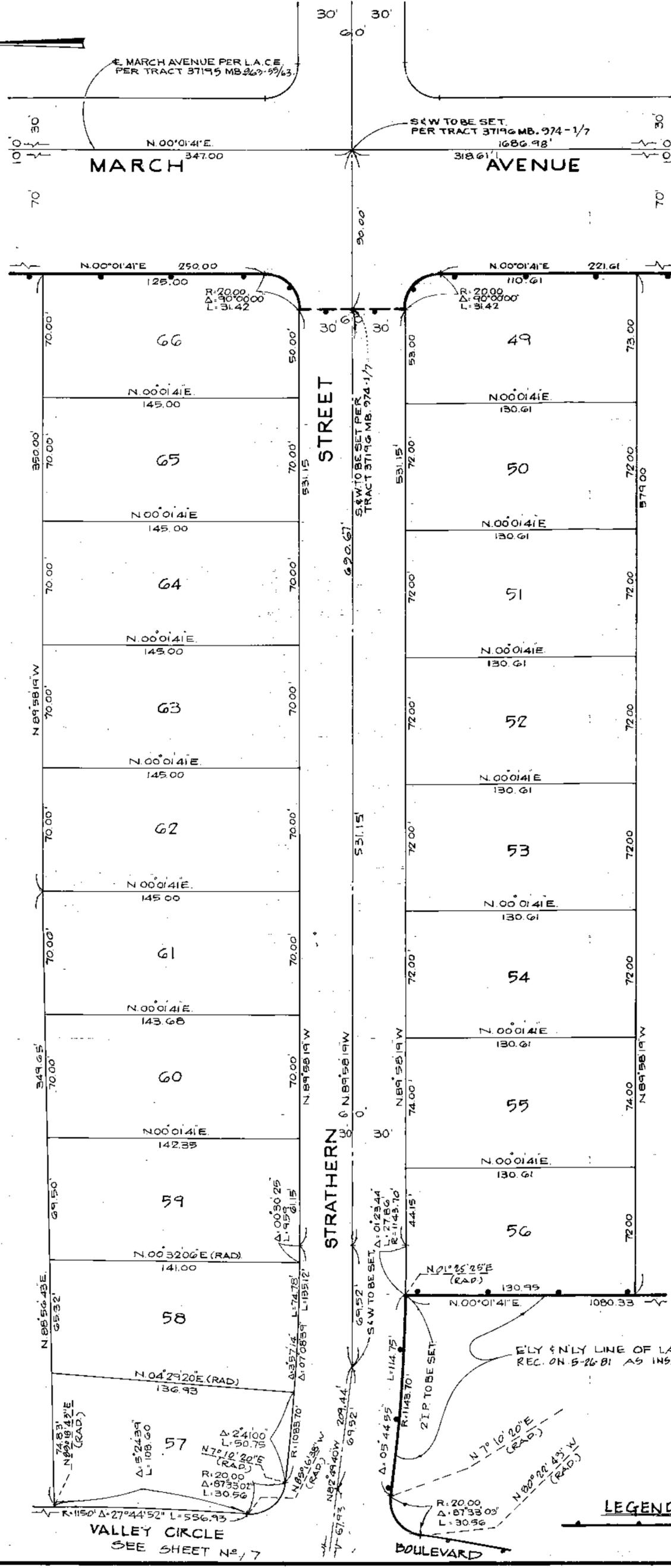
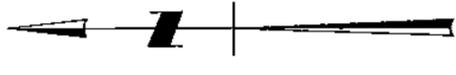
SCALE 1" = 40'

SHEET 5 OF 8 SHEETS

TRACT NO. 37197

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA.

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
JUN 4 1981



See Sheet 6

See Sheet 4

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

VALLEY CIRCLE
SEE SHEET No. 7

E'LY & N'LY LINE OF LAND DESC. IN DEED
REC. ON 5-26-81 AS INST. No. 81-52186, O.R.

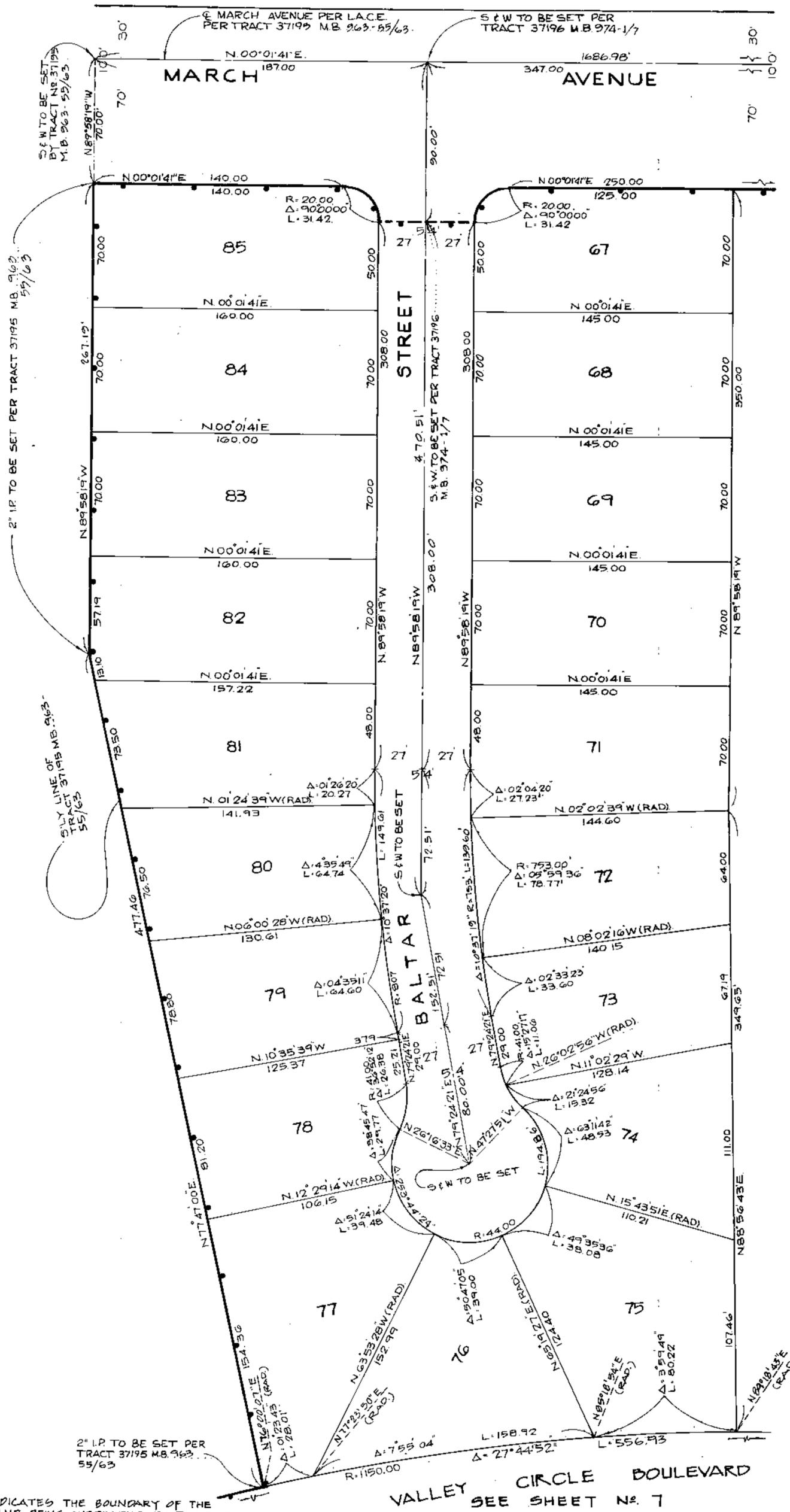
SCALE 1"=40'

SHEET 6 OF 8 SHEETS

TRACT NO. 37197

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTERED RECORDER
JUN 4 1981



See Sheet 5

LEGEND

INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP.

VALLEY CIRCLE BOULEVARD
SEE SHEET No. 7

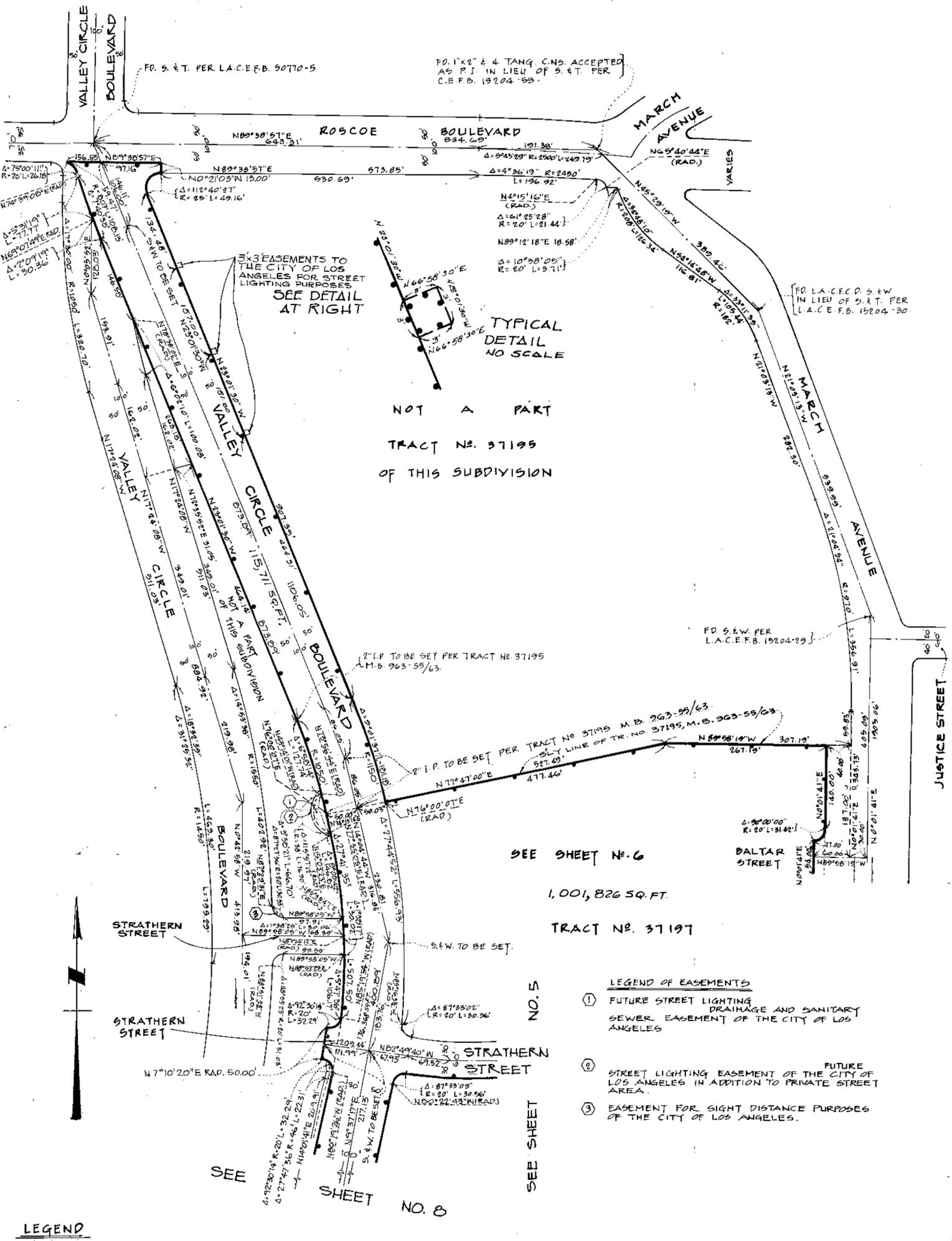
SCALE: 1" = 100'

SHEET 7 OF 8 SHEETS

TRACT NO. 37197

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
JUN 4 1981



NOT A PART
TRACT NO. 37195
OF THIS SUBDIVISION

SEE SHEET NO. 6

1,001,826 SQ. FT.

TRACT NO. 37197

NO. 5

SEE SHEET

SEE SHEET NO. 8

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

LEGEND OF EASEMENTS

- ① FUTURE STREET LIGHTING DRAINAGE AND SANITARY SEWER EASEMENT OF THE CITY OF LOS ANGELES
- ② FUTURE STREET LIGHTING EASEMENT OF THE CITY OF LOS ANGELES IN ADDITION TO PRIVATE STREET AREA.
- ③ EASEMENT FOR SIGHT DISTANCE PURPOSES OF THE CITY OF LOS ANGELES.

TRACT NO. 37197

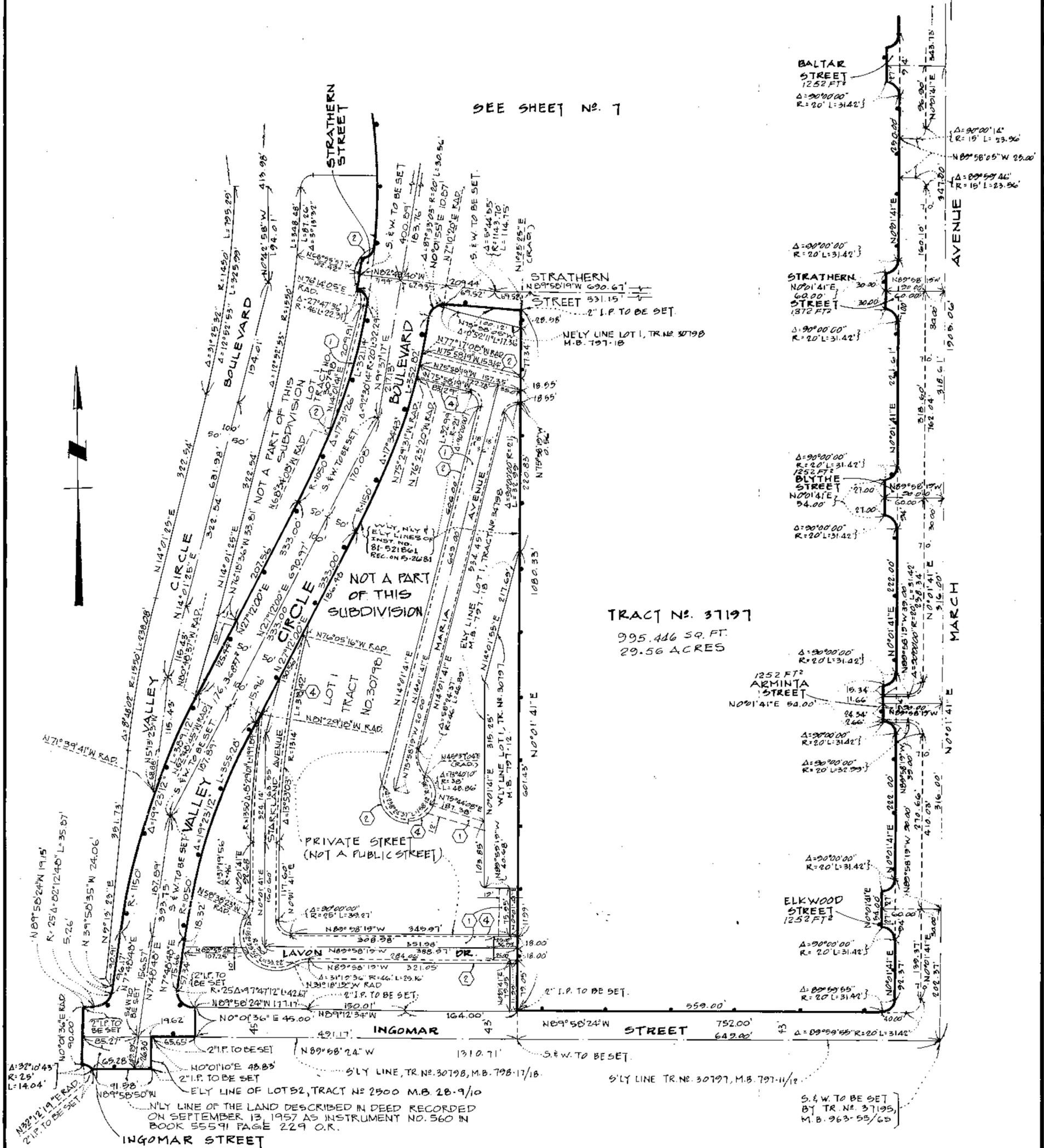
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR RECORDER
JUN 4 1981

LEGEND OF EASEMENTS

- ① FUTURE STREET LIGHTING DRAINAGE AND SANITARY SEWER EASEMENT OF THE CITY OF LOS ANGELES
- ② FUTURE STREET LIGHTING EASEMENT OF THE CITY OF LOS ANGELES IN ADDITION TO PRIVATE STREET AREA.
- ③ FUTURE STREET LIGHTING EASEMENT OF THE CITY OF LOS ANGELES IN ADDITION TO PRIVATE STREET AREA.
- ④ 3' FUTURE STREET LIGHTING EASEMENT OF THE CITY OF LOS ANGELES IN ADDITION TO PRIVATE STREET AREA.

SEE SHEET NO. 7



TRACT NO. 37197
995,486 SQ. FT.
29.56 ACRES

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

TRACT NO. 37196 81- 196511

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR REVERSION TO ACREAGE AND SUBDIVISION PURPOSES

BEING A REVERSION TO ACREAGE AND SUBDIVISION OF PORTION OF LOT 1, TRACT NO. 30799 PER MAP FILED IN BOOK 797 PAGES 15 AND 16; OF LOT 1, TRACT NO. 30800 PER MAP FILED IN BOOK 797 PAGES 13 AND 14; PARCEL D, PORTION OF PARCEL B, AND PORTION OF LOT 1, TRACT NO. 30795 PER MAP FILED IN BOOK 796 PAGES 51 TO 53 INCLUSIVE, PARCEL C AND PORTIONS OF LOT 1, TRACT NO. 30797 PER MAP FILED IN BOOK 797 PAGES 11 AND 12, AND PORTION OF TRACT NO. 37195, PER MAP FILED IN BOOK 963, PAGES 55 TO 63, INCLUSIVE, ALL OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND PORTION OF STRATHERN STREET DEDICATED BY SAID TRACT NO. 30795

AT REC'D BY OWNER
31 JAN 3 PM
IN BOOK 974
AT PAGE 1
OF MAP RECORDS
LOS ANGELES COUNTY CALIF.
BY D. Boone
Deputy
\$ 18.00

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66482 AND 66483 OF THE SUBDIVISION MAP ACT.

JAMES S. MIZE, EXECUTIVE OFFICER-
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
William J. Stoney
Deputy



OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AND WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.
AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.
AS A DEDICATION TO PUBLIC USE, WE HEREBY ABANDON AND WAIVE IN FAVOR OF THE PUBLIC AS A COVENANT RUNNING WITH THE LAND AND BINDING UPON OUR HEIRS, SUCCESSORS AND ASSIGNS, ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM LOT 22, AND LOTS 23 THRU 28 TO INGOMAR STREET.

M. J. BROCK & SONS, INC., A DELAWARE CORPORATION
OWNERS:

Jack R. Harter
VICE-PRESIDENT
JACK R. HARTER

R & I JOINT VENTURE, A JOINT VENTURE COMPOSED OF RICHGART, INC., A CALIFORNIA CORPORATION, AND INA PROPERTIES, INC., A PENNSYLVANIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 3, 1979 AS INSTRUMENT NO. 79-402192, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

RICHGART, INC., A CALIFORNIA CORPORATION
Jack R. Harter
ATTORNEY-IN-FACT, JACK R. HARTER
INA PROPERTIES, INC., A PENNSYLVANIA CORPORATION.

Jack R. Harter
AUTHORIZED AGENT, JACK R. HARTER

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 7 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON MAY 15, 1979; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED; THAT BOTH BOUNDARY AND CENTERLINE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 6 MONTHS AFTER BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE STREET IMPROVEMENTS, NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP; AND THAT THE NOTES TO CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATIONS STATED ABOVE.

D. D. Hoag
DONALD D. HOAG RCE 17900

SOIL AND GEOLOGICAL REPORTS

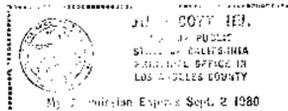
SOIL REPORT CONVERSE DAVIS DIXON ASSOC.
Prepared By THOMAS D. LAKE
Reg. C.E. No. 14721 Date 4-22-78

GEOLOGICAL REPORT CONVERSE DAVIS DIXON ASSOC.
Prepared By ROBERT H. DICKEY
Reg. E.G. No. 914 Date 4-22-78

BASIS OF BEARINGS:

THE BEARING N00°01'4"E OF THE CENTERLINE OF MARCH AVENUE AS SHOWN ON MAP OF TRACT NO. 37195, AS FILED IN BOOK 963 PAGES 55 TO 63, INCLUSIVE, OF MAPS RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
ON THIS 20th DAY OF March 1980, BEFORE ME
Judy Cottriel, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Jack R. Harter, KNOWN TO ME
TO BE THE VICE PRESIDENT OF M. J. BROCK & SONS, INC., THE
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND
KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED
AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION
EXECUTED THE SAME.



Judy Cottriel
NOTARY PUBLIC

SOIL AND GEOLOGICAL REPORTS
SOIL REPORT GEOSOILS, INC.
Prepared By DELMAR D. YAKUM
Reg. C.E. No. 160496 Date 9-20-78
GEOLOGICAL REPORT GEOSOILS, INC.
Prepared By GEORGE R. LARSON
Reg. E.G. No. 161 Date 9-20-78

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
ON THIS 20TH DAY OF MARCH 1980, BEFORE ME JUDY COTTRIEL, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JACK R. HARTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT OF RICHGART, INC., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE JOINT VENTURERS OF R & I JOINT VENTURE, A JOINT VENTURE AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND HE DULY ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF RICHGART, INC. THERE TO AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY-IN-FACT AND ACKNOWLEDGED TO ME THAT SAID JOINT VENTURER EXECUTED THE WITHIN INSTRUMENT BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT SAID JOINT VENTURE ALSO EXECUTED THE SAME AS BENEFICIARY AND PERSONALLY APPEARED JACK R. HARTER, KNOWN TO ME TO BE THE AUTHORIZED AGENT OF INA PROPERTIES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS JOINT VENTURER OF R & I JOINT VENTURE, A JOINT VENTURE, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS JOINT VENTURER, AND ACKNOWLEDGED TO ME THAT SUCH JOINT VENTURE EXECUTED THE SAME, AS BENEFICIARY.



Judy Cottriel
NOTARY PUBLIC

THE SIGNATURE OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OWNER OF EASEMENTS FOR FUTURE STREET LIGHTING, SANITARY SEWER AND DRAINAGE, FUTURE WALKWAY, PUBLIC UTILITY, FUTURE DRAINAGE, SANITARY SEWERS PURPOSES AND INCIDENTAL PURPOSES, DEDICATED AND SHOWN ON THE MAPS OF TRACT NO. 30799, FILED IN BOOK 797 PAGES 15 AND 16 OF MAPS, AND TRACT 30800 FILED IN BOOK 797 PAGES 13 AND 14 OF MAPS, BOTH RECORDS OF LOS ANGELES COUNTY; HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL. NOTE: UPON FILING OF THIS MAP ALL ABOVE REFERENCED EASEMENTS AND A PORTION OF STRATHERN STREET AND A PORTION OF PARCEL B DEDICATED ON THE MAP OF TRACT NO. 30795 FILED IN BOOK 796 PAGES 51, 52 AND 53 OF MAPS, RECORDS OF LOS ANGELES COUNTY WILL BE REVERTED TO ACREAGE.



CERTIFICATE OF SPECIAL ASSESSMENT
I HEREBY CERTIFY that, according to the records of the offices of the Bureau of Engineering of the Department of Public Works and the Treasurer of the City of Los Angeles, none of the lines of lots or parcels of the subdivision shown on this subdivision map will divide any land subject to any special assessment or bond representing a special assessment which may be paid in full except as follows:
NONE
The amount necessary for the payment in full of such assessment and/or bond at this time is \$ NONE
Date: DEC 16 1980
DONALD C. TILLMAN, City Engineer, City of Los Angeles
ROBERT M. ODELL, JR., Treasurer, City of Los Angeles
By: D. Ferris

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Division 2 of Title 7 of the Government Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with and I am satisfied that this map is technically correct.
Date: Jan. 14 1981
DONALD C. TILLMAN, City Engineer
Donald C. Tillman

CERTIFICATE OF TITLE
I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a Certificate made by the FIRST AMERICAN TITLE COMPANY OF LOS ANGELES of said City Order No. 17988735 dated DEC. 18 1980, certifying that it appears from the records of said City and County that M. J. BROCK & SONS, INC. R & I JOINT VENTURE
(6) (are) the only persons whose consent is required for the recording of this map by law.
Date: Jan. 14 1981
DONALD C. TILLMAN, City Engineer
Donald C. Tillman

CERTIFICATE OF ACCEPTANCE
I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon, unless otherwise rejected, except those marked "Future Street", "Future Alley" or "Future Easement" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, alley or easement shown on this map.
Date: February 19, 1981
REX E. LAYTON, City Clerk
By: Wm. R. Thomson, Deputy

TRACT NO. 37196

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

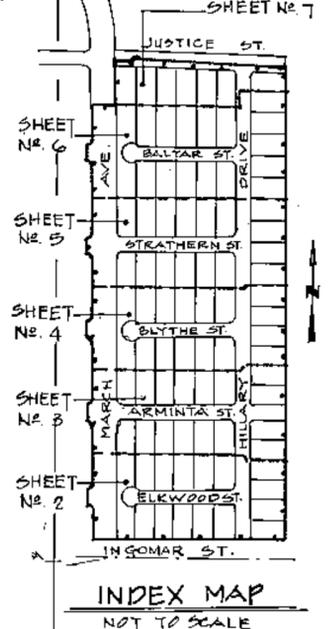
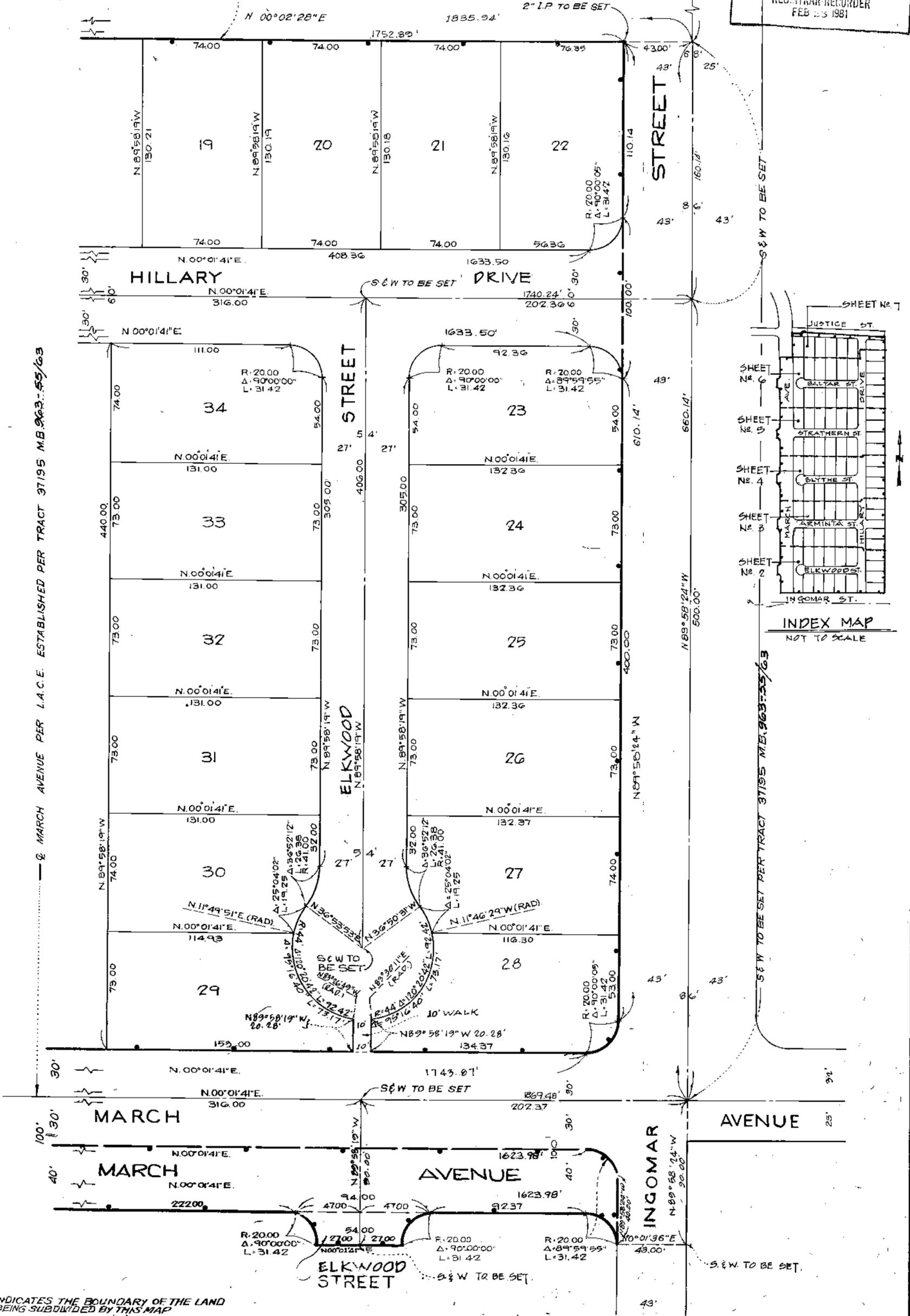


WLY LINE OF TRACT NO. 36515 M.B. 944-60/65
ESTAB. BY PRORATION

FD SET PER C.E.F.B.
189053-108

FILED WITH LOS ANGELES
REGISTER RECORDER
FEB 23 1981

See Sheet 3
MARCH AVENUE PER L.A.C.E. ESTABLISHED PER TRACT 37195 M.B. 963-55/63



LEGEND

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

9.14/2

BOOK 974 PAGE 2

UNIT M 2

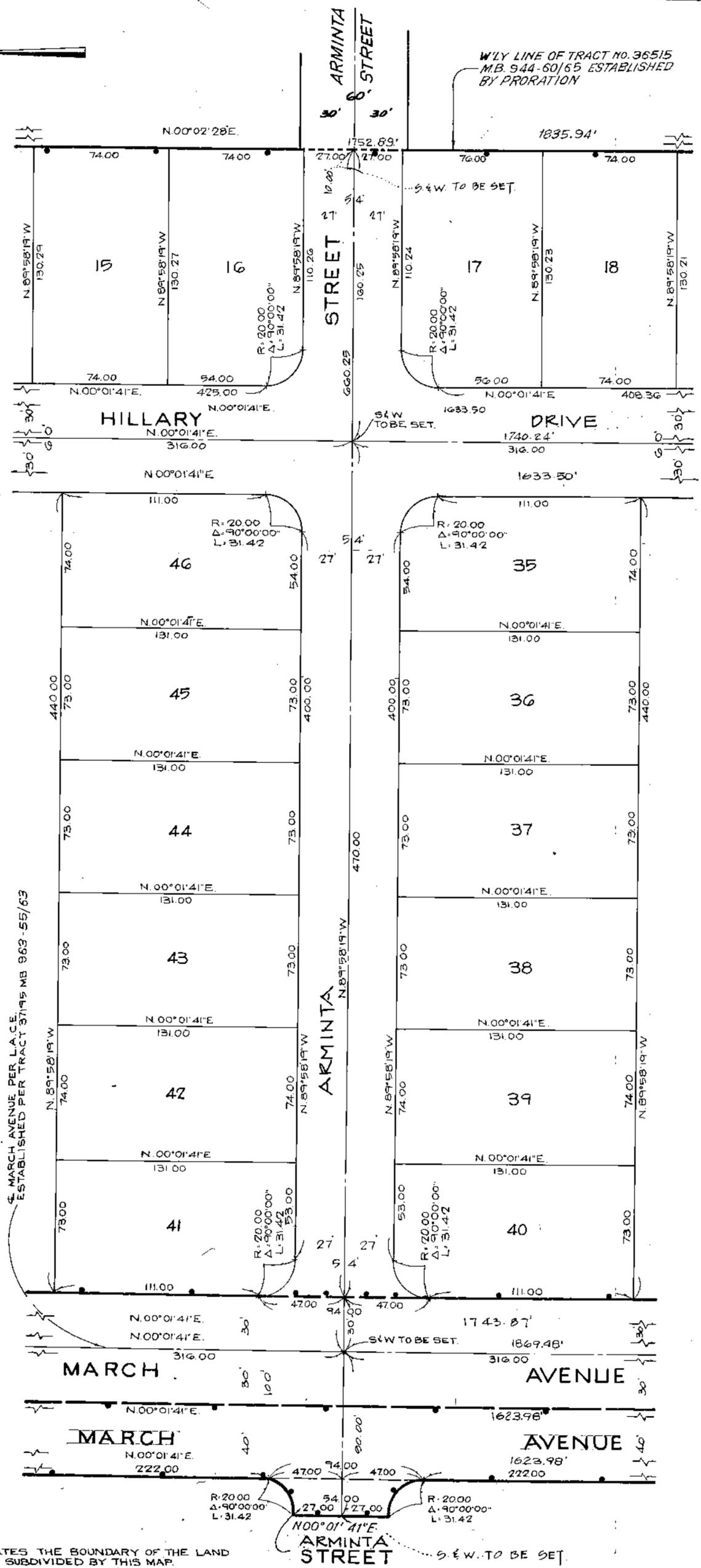
974/3

SCALE 1"=40'

TRACT NO. 37196

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
FEB 25 1961



See Sheet 4

See Sheet 2

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

974 / 4

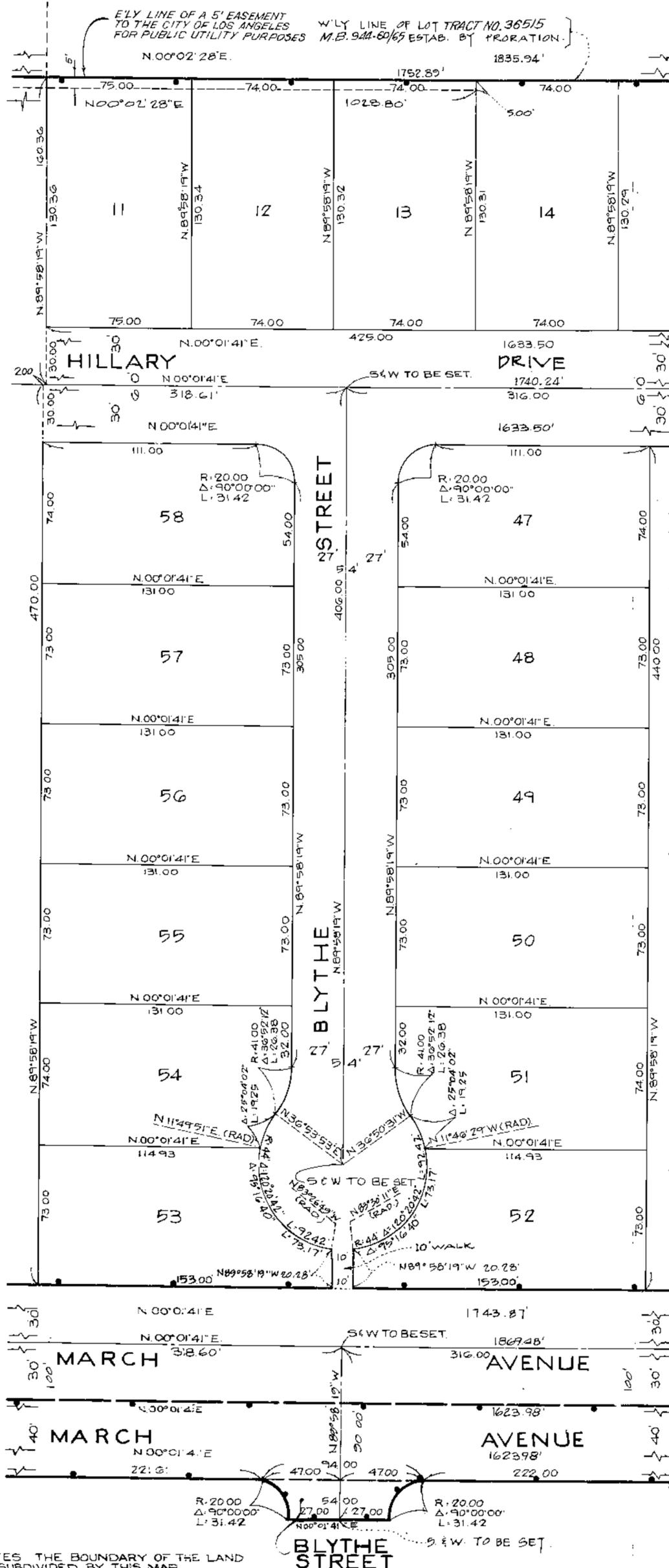
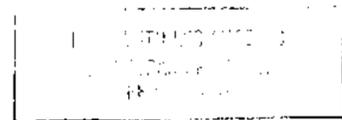
BOOK 974 PAGE 4

SCALE 1" = 40'

SHEET 4 OF 7 SHEETS

TRACT NO. 37196

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



See Sheet 5

See Sheet 3

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

BLYTE STREET

SCALE 1"=40'

SHEET 6 OF 7 SHEETS

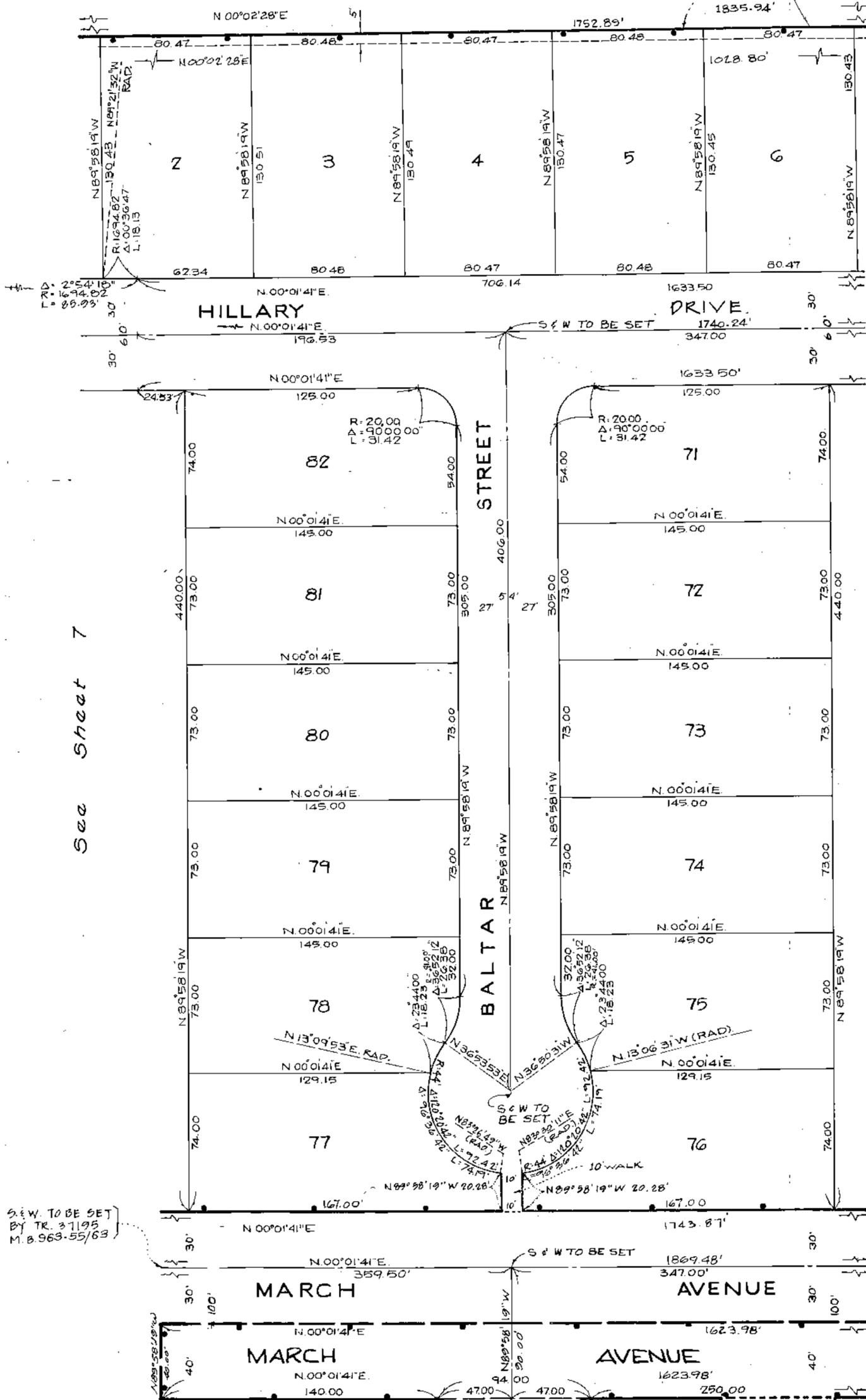
TRACT NO. 37196

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



W'LY LINE OF TR. 24321 M.B. 708-11/13
ESTAB. BY PRORATION

E'LY LINE OF A 5' EASEMENT TO THE
CITY OF LOS ANGELES FOR PUBLIC
UTILITY PURPOSES.



See Sheet 7

See Sheet 5

S & W TO BE SET
BY TR. 37195
M.B. 963-55/63

LEGEND

INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP

BALTAR STREET

STRATHERN STREET 60'

SCALE 1"=40'

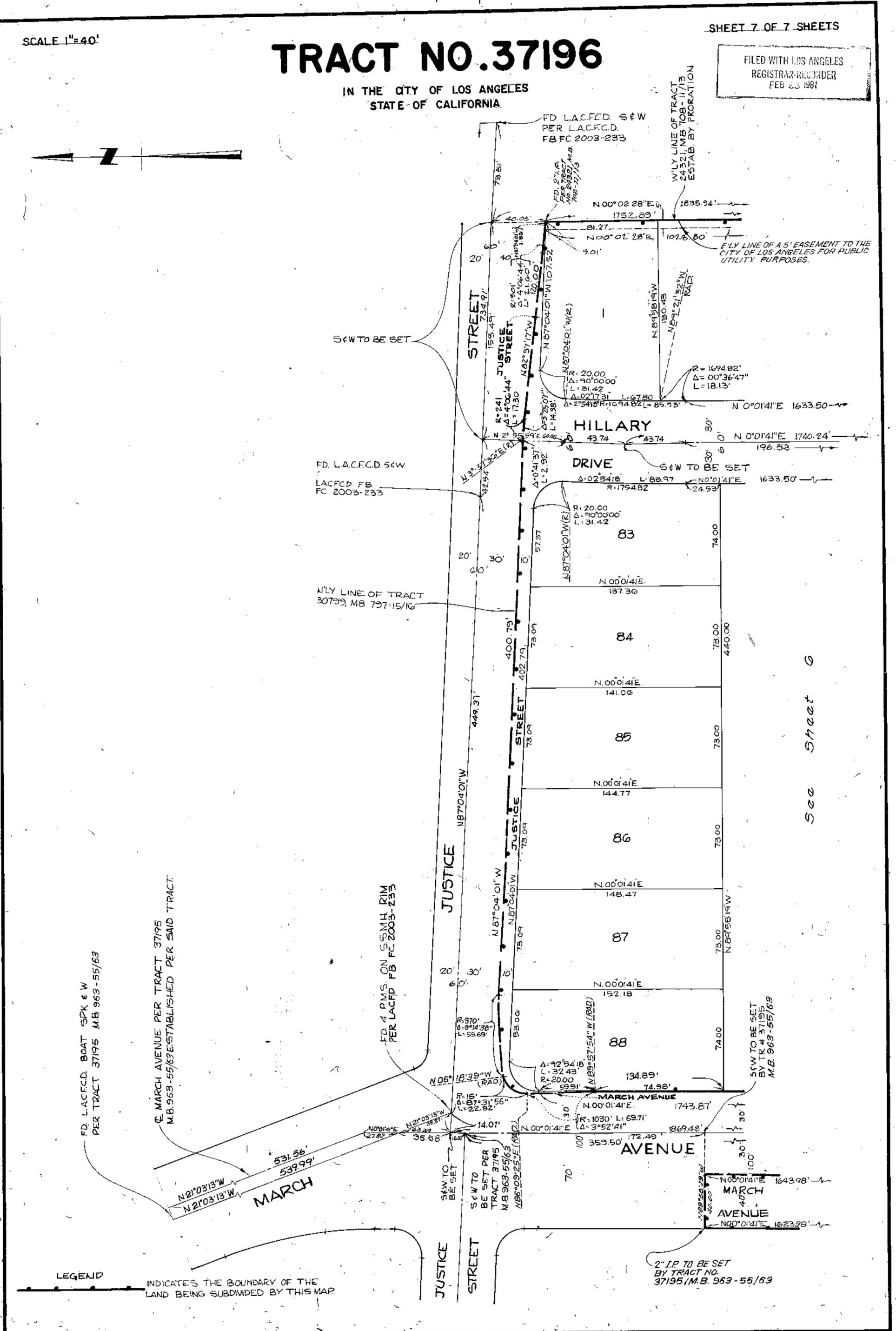
974/17 BOOK 974 PAGE 1

SHEET 7 OF 7 SHEETS

TRACT NO. 37196

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
FEB 23 1981



FD. L.A.C.F.C.D. BOAT SPK & W
PER TRACT 37195 M.B. 963-55/63

E. MARCH AVENUE PER TRACT 37195
M.B. 963-55/63 ESTABLISHED PER SAID TRACT.

FD. 4 P.M.S. ON S.S.M.H. RIM
PER LACFCD FB FC 2003-233

FD L.A.C.F.C.D. S&W
PER L.A.C.F.C.D.
FB FC 2003-233

W'LY LINE OF TRACT
24321, MB TOB-II/13
ESTAB BY PRORATION

E'LY LINE OF A 5' EASEMENT TO THE
CITY OF LOS ANGELES FOR PUBLIC
UTILITY PURPOSES.

FD. L.A.C.F.C.D. S&W
LACFCD FB
FC 2003-233

N'LY LINE OF TRACT
30799, MB 797-15/16

S&W TO BE SET
BY TRACT # 37195
M.B. 963-55/63

2" I.P. TO BE SET
BY TRACT NO.
37195, M.B. 963-55/63

See Sheet 6

LEGEND

INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP



City of Los Angeles Department of City Planning

3/24/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

23640 W ELKWOOD ST
7800 N MARCH AVE

ZIP CODES

91304

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2019-1742-CPU
CPC-19XX-26866
CPC-19XX-26865
ORD-154336
ORD-129279
ENV-2019-1743-EIR
ENV-2005-8253-ND
CFG-1500

Address/Legal Information

PIN Number	189B093 564
Lot/Parcel Area (Calculated)	9,532.0 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID F3
Assessor Parcel No. (APN)	2020003024
Tract	TR 37196
Map Reference	M B 974-1/7
Block	None
Lot	28
Arb (Lot Cut Reference)	None
Map Sheet	189B093

Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	West Hills
Council District	CD 12 - John Lee
Census Tract #	1344.23
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	RE11-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Very Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2020003024
APN Area (Co. Public Works)*	0.223 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$189,433
Assessed Improvement Val.	\$330,488
Last Owner Change	08/30/2019
Last Sale Amount	\$835,008
Tax Rate Area	16
Deed Ref No. (City Clerk)	869444
	482191
	1166306
	0908681
	0891956
	0891955
Building 1	
Year Built	1983
Building Class	D8C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,410.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2020003024]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	11.4339624
Nearest Fault (Name)	Simi - Santa Rosa Fault Zone
Region	Transverse Ranges and Los Angeles Basin

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Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	15.00000000
Rupture Top	1.00000000
Rupture Bottom	14.00000000
Dip Angle (degrees)	-60.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2020003024]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2020003024
Address	23640 ELKWOOD ST
Year Built	1983
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2111
Fire Information	
Bureau	Valley
Batallion	17
District / Fire Station	106
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2019-1742-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): COMMUNITY PLAN UPDATE

Case Number: CPC-19XX-26866

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-19XX-26865

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ENV-2019-1743-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): COMMUNITY PLAN UPDATE

Case Number: ENV-2005-8253-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-154336

ORD-129279

CFG-1500



Address: 23640 W ELKWOOD ST

APN: 2020003024

PIN #: 189B093 564

Tract: TR 37196

Block: None

Lot #: 28

Arb: None

Zoning: RE11-1

General Plan: Very Low Residential

