

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

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October 7, 2020

Daniel Singh  
Comax Financial LLC (A/O)  
5950 Canoga Ave. #500  
Woodland Hills, CA 91367

Frank Evanisko  
Evanisko Realty & Investment (R)  
12400 Ventura Blvd. #606  
Studio City, CA 91604

RE: **Tract Map No. 60855**  
Related Case(s): APCNV-2005-1296-ZC-  
ZAA-F  
Address: 11759-11761 Fenton Ave.  
Community Plan Area: Sunland- Tujunga-  
Lakeview Terrace- Shadow Hills- East La  
Tuna Canyon  
Zone : (T)(Q)RD6-1  
DM: 213B165  
C.D.: 7  
CEQA: ENV-2004-3195-MND  
Legal: Lot PT 38, Arb 4, Tract: The Maclay  
Rancho

**EXTENSION OF TIME**

The Deputy Advisory Agency previously granted a time extension of six (6) years pursuant to Chapter 1 of the Los Angeles Municipal Code and five (5) years pursuant to SB 1135, AB 333, and AB 208, or a total of eleven (11) years, for the recording of the final map for Tentative Tract Map No. 60855 located at 11759-11761 Fenton Avenue in the Sunland- Tujunga- Lakeview Terrace- Shadow Hills- East La Tuna Canyon Community Plan Area. The new expiration date was October 31, 2020.

Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and still valid as of July 11, 2013.

Pursuant to AB 2973, all maps for construction of single or multiple family housing are automatically granted an additional two years as long as those maps were approved after January 1, 2006 and no later than July 11, 2014, and has not expired before September 27, 2018.

Therefore, the new expiration date for the subject tract map is **October 31, 2024** and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP  
Director of Planning

GRISELDA GONZALEZ  
Deputy Advisory Agency  
VPB:GG:HLA:lp  
cc:Councilperson Monica Rodriguez  
Seventh Council District

NOTE: IF THERE IS A RELATED CASE WITH YOUR  
TRACT/PARCEL MAP, THIS EXTENSION WILL NOT  
EXTEND THE RELATED CASE APPROVAL.

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

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BARBARA ROMERO  
MICHAEL K. WOO

JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
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INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

December 22, 2011

Steven R. Singh (A/O)  
16027 Ventura Boulevard # 604  
Sherman Oaks, CA 91436

Land Developers & Associates Corp. (R)  
Brian D. McCarthy  
14630 Plummer Street  
Panorama City, CA 91402

RE: Tentative Tract No. 60855  
11759-11761 Fenton Avenue  
Sunland- Tujunga - Lakeview Terrace -  
Shadow Hills - East La Tuna Canyon  
Planning Area  
C.D. : 7

**EXTENSION OF TIME**

On October 31, 2006, the Council conditionally approved Tentative Tract Map No. 60855 to allow two lots (Lots Nos.1 and 2) for the proposed development of two (2) single-family dwelling units in the (T)(Q)RS-1 Zone, with two covered parking spaces per single-family dwelling unit; and one lot (Lot No.3) for the proposed development of 13 detached single-family condominium units in the (T)(Q)RD6-1 Zone, with a total of 35 parking spaces. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 6-year extension plus 5 years per legislative actions, totaling 11 years, for the recording of the final map for Tentative Tract Map No. 60855 located at 11759-11761 Fenton Avenue in the Sunland- Tujunga - Lakeview Terrace -Shadow Hills-East La Tuna Canyon Community Plan.

Pursuant to SB 1185, all maps are automatically granted an additional one year as long as those maps were still valid as of July 15, 2008 and will expire before January 1, 2011.

Pursuant to AB 333, all maps are automatically granted an additional two years as long as those maps were still valid as of July 15, 2009 and will expire before January 1, 2012.

Pursuant to AB 208, all maps are automatically granted an additional two years as long as those maps expire before January 1, 2014.

Therefore, the new expiration date for the subject tract map is **October 31, 2020** and no further extension of time to record a final map can be granted.

MICHAEL J. LOGRANDE  
Director of Planning

JIM TOKUNAGA  
Deputy Advisory Agency

NOTE: IF THERE IS A RELATED CASE WITH  
YOUR TRACT, THIS EXTENSION WILL NOT  
EXTEND THE RELATED CASE APPROVAL.

MJL:JT:JC:mkc

DEPARTMENT OF  
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200 N. SPRING STREET, ROOM 525  
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AND  
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May 1, 2008

Calabasas 3000 (A)(O)  
Mark Handel  
23801 Calabasas Road, Suite 2000  
Calabasas, CA 91302

RE: Tentative Tract No. 60855-SF  
Address: **11759-11761 Fenton Avenue**  
Council District No.: 7

JSA, Civil Engineers (R)  
David Silverman  
23801 Calabasas Road, Suite 2039  
Calabasas, CA 91302

**LETTER OF CORRECTION**

On August 7, 2006, the North Valley Area Planning Commission denied the appeal and sustained the decision of the Advisory Agency, which in accordance with the provisions of Section 17.03 of the Los Angeles Municipal Code, on February 10, 2006, approved Tentative Tract No. 60855-SF, located at 11759-11761 Fenton Avenue, for a maximum 10 single-family lots as shown on map.

The Bureau of Engineering has approved a correction to its requirements for this project. Therefore, Condition Nos. 3. and S-3.(i)b.(5) of the determination are hereby corrected as follows.

**Correct Condition Nos. 3. and S-3.(i)b.(5) to read:**

"3. That a minimum turning area (hammer head) be dedicated at the northerly terminus of Wheeler Avenue at a location satisfactory to the City Engineer."

"S-3.(i)b.(5) Suitable improvement of the minimum turning area (hammer head) satisfactory to the City Engineer."

All other conditions of approval for Tentative Tract No. 60855-SF shall remain unchanged.

S. Gail Goldberg, AICP  
Advisory Agency

MICHAEL S.Y. YOUNG  
Deputy Advisory Agency

MSYY:GC:ek

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
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CITY PLANNING COMMISSION

JANE ELLISON USHER  
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INFORMATION  
(213) 978-1270  
[www.lacity.org/PLN](http://www.lacity.org/PLN)

Decision Date: February 10, 2006

Appeal Period Ends: February 21, 2006

Calabasas 3000 (A)(O)  
Mark Handel  
23801 Calabasas Road, Suite, 2000  
Calabasas, CA 91302

JSA, Civil Engineers (E)  
David Silverman  
23801 Calabasas Road, Suite 2039  
Calabasas, CA 91302

Re: Tract Map No.: 60855  
Related Case: APCNV-2005-1296-ZC-  
ZAA-F  
Council District: 7  
Community Plan: Sunland- Tujunga-  
Lakeview Terrace-Shadow Hills-East La  
Tuna Canyon  
Existing Zone: (T)RS-1  
MND: ENV-2004-3195-MND  
Fish and Game: Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 60855, located at 11759-61 N. Fenton Avenue for a maximum of 10 single family lots meeting the RS zone in the Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Community Plan. A revised map is required prior to recordation. This unit density is based on the RS Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

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



**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 2-foot wide strip of land be dedicated along Fenton Avenue adjoining the Subdivision to complete a 32-foot wide half street dedication in accordance with Collector Street Standards satisfactory to the City Engineer.
2. That a 20-foot wide strip of land be dedicated along Vanport Avenue adjoining the subdivision to complete a 30-foot wide half street dedication satisfactory to the City Engineer.
3. That a variable width strip of land be dedicated at the northerly Wheeler Avenue including a 45-foot radius property line cul-de-sac at the terminus of Wheeler Avenue on an alignment satisfactory to the City Engineer.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

4. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
    - a. Obtain permits for the demolition or removal of all existing structures on the site. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
    - b. Provide the correct legal description of the property to be subdivided as shown on ZIMAS.
    - c. The submitted map Zone call-out does not agree with ZIMAS. Revise the map to address the discrepancy.
    - d. Provide a copy of (T) condition.
    - e. Show compliance with conditions/requirements of the (T) condition.
    - f. Show all street dedication(s) as required by Bureau of Engineering. "Area" requirements shall be rechecked as per net lot area after street dedication.
-

- g. Show on the plot lot area for each parcel. The area for Parcel 3 which is 76,373 (area before street dedication) only allows 12 units. Revise the map to show compliance with the above requirement(s) or obtain approval from the Department of City Planning.
- h. Note that the proposed Subdivision is located within a Methane Zone.
- i. Note that the proposed Subdivision is located within Fault Zone.
- j. Note that any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use.
- k. Note that an appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

#### DEPARTMENT OF TRANSPORTATION

- 6. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Department of Transportation, binding the subdivider and all successors to the following:
  - a. No gate(s) be allowed across driveways.
  - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
  - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

#### FIRE DEPARTMENT

- 7. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

- b. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
- c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- d. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- e. Adequate public and private fire hydrants shall be required.
- f. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- g. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- h. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- i. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- j. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- k. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

#### **DEPARTMENT OF WATER AND POWER**

- 8. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau

of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

#### **BUREAU OF STREET LIGHTING**

9. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)
  - a. New light(s) required- One (1) on Vanport Ave., one (1) on Fenton Ave., and one (1) on Wheeler Ave. Relocate and upgrade one (1) electrolier on Wheeler Ave. The property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to final recordation for this project or issuance of the certificate of occupancy.

#### **BUREAU OF SANITATION**

10. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

11. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

#### **DEPARTMENT OF RECREATION AND PARKS**

12. That the Quimby fee be based on the RS Zones.

#### **DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a
-



manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 10 single family lots
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.
- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Not applicable.

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
  - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
14. That prior to the issuance of the building permit or the recordation of the final map, a copy of the approved Zone Change, Zoning Administrator Adjustment, and Variance APCNV 2005-1296-ZC-ZAA-F shall be submitted to the satisfaction of the Advisory Agency. In the event that APCNV 2005-1296-ZC-ZAA-F is not approved, the subdivider shall submit a tract modification.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

15. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 13, 16, 17, and SF-2 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

16. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1 Walls may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls.
- MM-2 Outdoor lighting shall be designed and installed with shielding, so that the light source shall not be directed to adjacent residential properties.
- MM-3 The trash receptacle shall be located at least 50 feet away from the property line of adjacent residential properties, to the satisfaction of the Department of Building and Safety.
- MM-4 The design and construction of the project shall conform or exceed the City of Los Angeles Building Code seismic standards as approved by the Department of Building and Safety.
- MM-5 The grading plan shall conform to the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- MM-6 All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.
- MM-7 Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
- MM-8 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-9 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase

peak stormwater discharge rate will result in increased potential for downstream erosion.

MM-10 Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.

MM-11 Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. A sediment trap below the pipe outlet is recommended if runoff is sediment laden. Inspect, repair, and maintain the outlet protection after each significant rain.

MM-12 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.

MM-13 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.

MM-14 Legibility of stencils and signs must be maintained.

MM-15 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

MM-16 The storage area must be paved and sufficiently impervious to contain leaks and spills.

MM-17 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

MM-18 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

- MM-19 Building materials and style shall be compatible to adjacent uses and the neighborhood, to the satisfaction of the Planning Department decision maker, and prior to the issuance of any building permits.
- MM-20 Alternative wall materials may be permitted instead of masonry, if it can be demonstrated they can achieve the same noise reduction.
- MM-21 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane. A secondary access is required in the event the internal circulation exceeds 700' in length.
- MM-22 The applicant shall submit building plans to the Fire Department, Fire Prevention Bureau, for architectural review for existing systems, fire separations, emergency lighting, alarms, etc., prior to the issuance of a building permit.
- MM-23 Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-24 The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-25 The project shall comply with requirements of the Bureau of Engineering and Department of Transportation for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

- MM-26 Per Section 17.12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for Recordation of a Subdivision/Parcel map or completion of a Zone Change.
- MM-27 Per Section 12.33 of the LA Municipal Code, the applicant shall pay the applicable Park Fees for the construction of residential dwelling units.
- MM-28 Submit a parking and driveway plan, that incorporates design features that shall improve traffic flow and safety, reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval, and submitted to the Department of Building and Safety, Plan Checker.
- MM-29 The applicant shall obtain a letter from the Bureau of Sanitation, Wastewater Engineering Services Division, that there is sufficient unused sewer capacity in this area to support the project.
- MM-30 Due to the large wastewater flow of the project, the City may postpone sewer connection until capacity is ensured to accommodate the project's generation.
- MM-31 The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- MM-32 If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- MM-33 If conditions dictate, the Department of Water and Power may postpone new power connections for this project until power supply is adequate.
17. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map,** the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract

map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-6 All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-14 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-20 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-21 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

18. A revised map shall be submitted with a tract layout satisfactory to the Advisory Agency incorporating the conditions of approval. It shall be reviewed and approved by the Advisory Agency prior to any final map recording .

#### **DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS**

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

- a. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- b. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.



- b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec.12.40 G LAMC.)
- c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.

- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceed 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.

- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Fenton Avenue being dedicated and adjoining the subdivision by the construction of the following:
    - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk adjacent to the property line and landscaping of the parkway
    - (2) Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
  - b. Improve Wheeler Avenue being dedicated and adjoining the subdivision by the construction of the following:

- (1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.
  - (2) Suitable surfacing to join the existing pavement and to complete a 36-foot and variable width roadway.
  - (3) Any necessary removal and reconstruction of existing improvements.
  - (4) The necessary transitions to join the existing improvement.
  - (5) Suitable improvements of the 35-foot curb radius cul-de-sac satisfactory to the City Engineer.
- c. Improve Vanport Avenue being dedicated and adjoining the subdivision by the construction of the following:
- (1) A concrete curb, a concrete gutter, and a 5.5-foot concrete sidewalk adjacent to the property line and landscaping of the parkway.
  - (2) Suitable surfacing to join the existing pavement and to complete a 18-foot half roadway.
  - (3) Any necessary removal and reconstruction of existing improvements.
  - (4) The necessary transitions to join the existing improvement.

**NOTES:**

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

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

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

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

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

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

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

### **FINDINGS OF FACT (CEQA)**

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV 2004-3195-MND on November 18, 2004. The Committee found that potential negative impact could occur from the project's implementation due to:

- additional demand on the City's sewer system.
- existing ambient air pollution levels.
- potential loss of significant trees.
- illumination from the project area.
- noise from the site.
- disturbance from major landforms on the site.
- potential seismic activity.
- design of the parking area and access driveway.
- need for landscaping.
- lack of open space.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2004-3195-MND reflects the independent judgement of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 13, 16, 17, and SF-2** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish

or wildlife. In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158)

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 15.

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

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract No. 60855 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Community Plan designates the subject property for Low Residential land use with the corresponding zones of RE9, RS, R1, RU, and RD6. The property contains approximately 2.10 net acres (91,518 net square feet after required dedication) and is presently zoned (T)RS-1/A2-1. The proposed development of a maximum of 10 single family lots is not allowable under the current adopted zone and the land use based on the lot size, however, as conditioned, requiring the approval of the APCNV-2005-1296-ZC to the RS-1 zone the proposed density will be allowable.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

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

The site is one of the few underimproved properties in the vicinity. The development of this tract is an infill of an otherwise single-family residential neighborhood.

The site is slightly sloping, but is not located in a high erosion hazard area, or a fault-rupture study zone.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned.

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

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158).

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

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

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

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

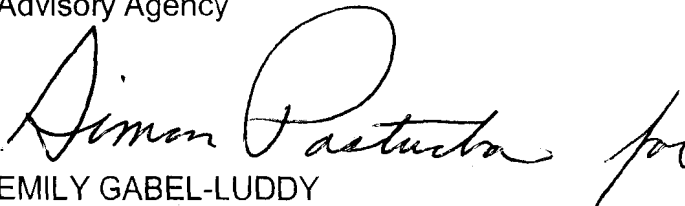
No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

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

- 1). In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2). Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- 3). The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4). The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5). In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 60855.

Mark Winogrand  
Advisory Agency

A handwritten signature in black ink, appearing to read "Simon Pastucha", followed by a stylized flourish or the word "for".

EMILY GABEL-LUDDY  
Deputy Advisory Agency

EGL:SP:JV:dl



Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

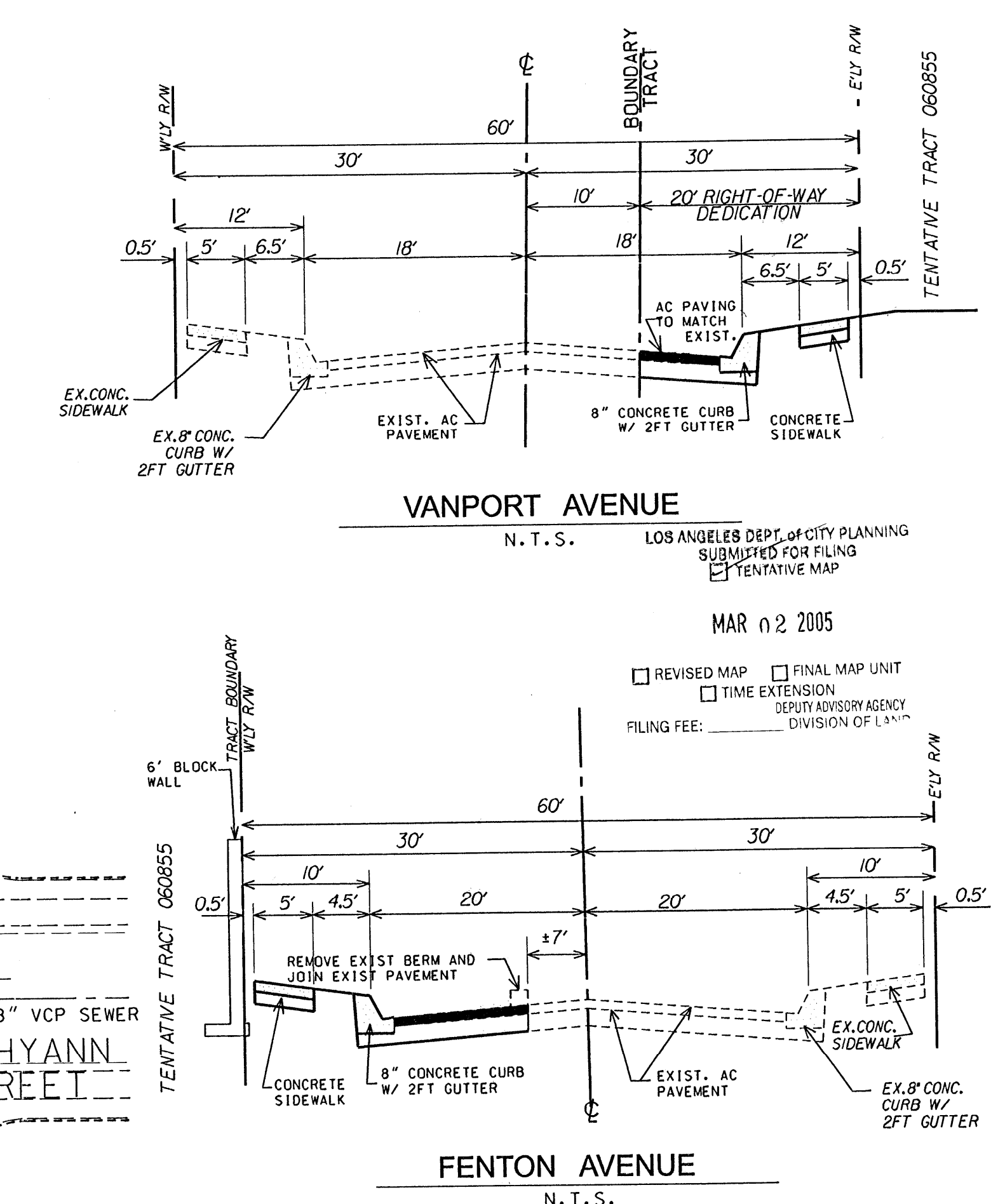
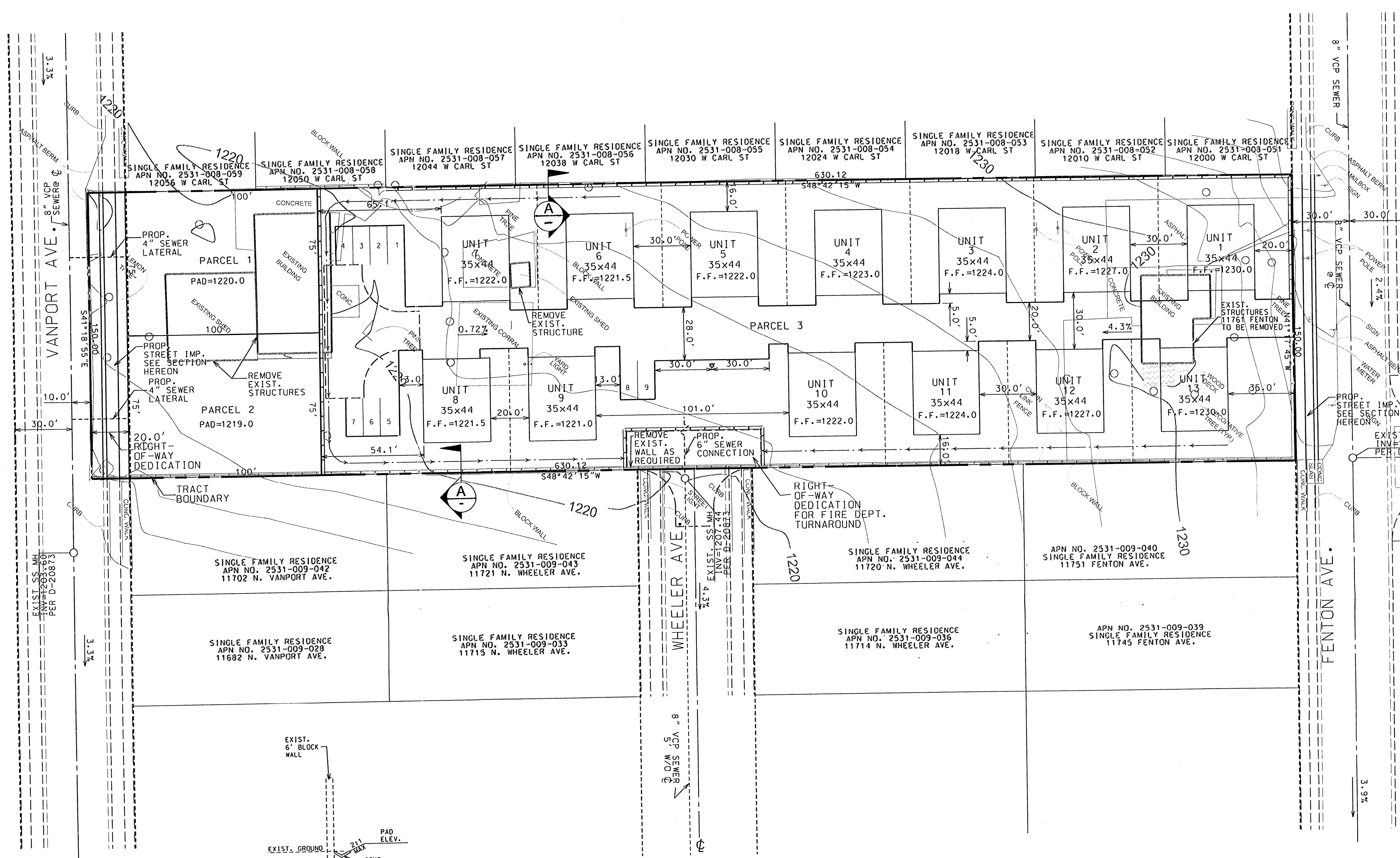
Figueroa Plaza  
201 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213.482.7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Bl., Room 251  
Van Nuys, CA 91401  
818.374.5050

**Forms are also available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).**

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

If you have any questions, please call Subdivision staff at (213) 978-1330.

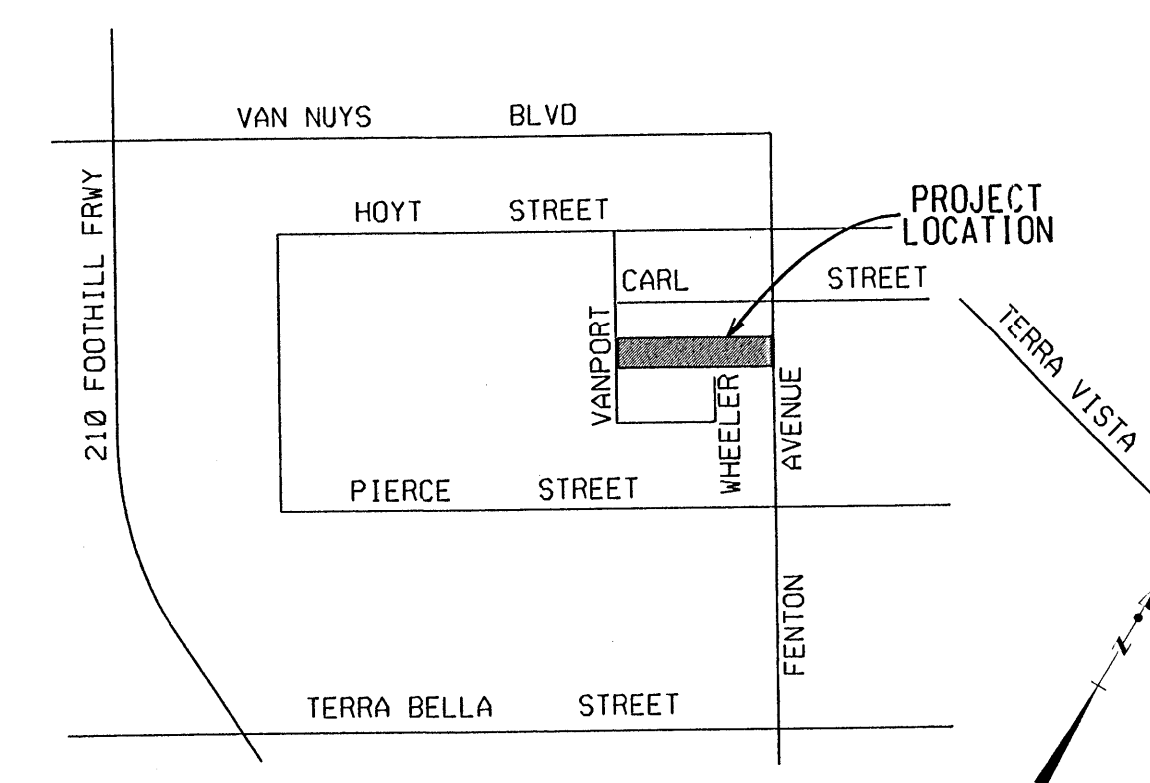


**TENTATIVE TRACT**  
**060855**  
**FOR SUBDIVISION PURPOSES**  
**& CONDOMINIUM PURPOSES**  
**IN THE CITY OF LOS ANGELES, CA**  
**JANUARY, 2004**

**LEGAL DESCRIPTION**  
THE NORTHWESTERLY 150.00FEET OF THE EAST 10 ACRES OF BLOCK 38 OF THE MARCLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

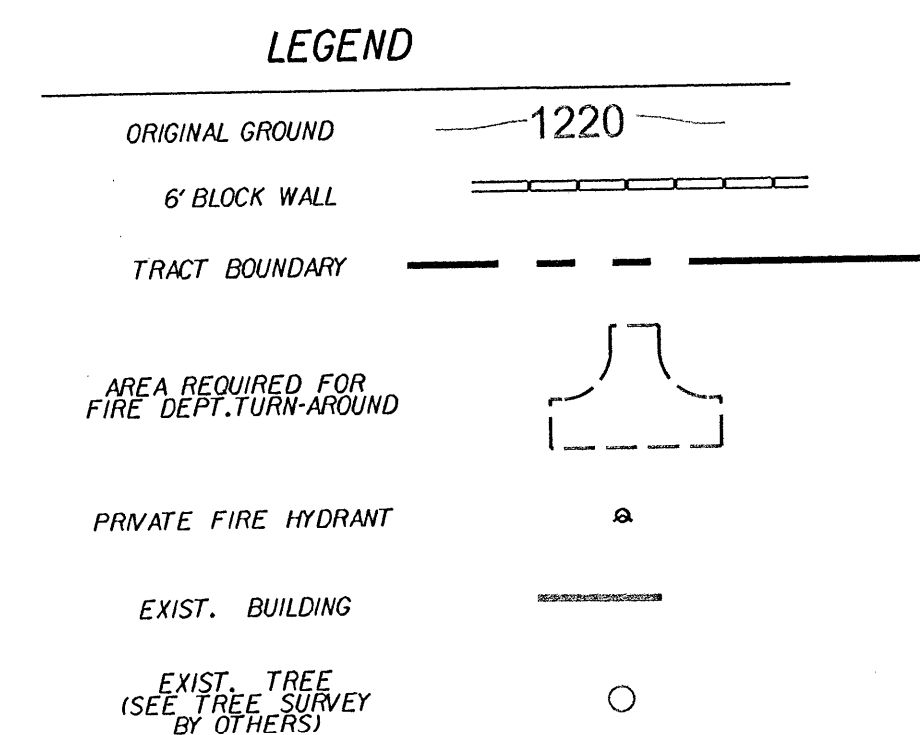
EXCEPT FROM A PORTION THEREOF 97 1/2% OF THE OIL, GAS AND OTHER MINERALS NOW, OR AT ANY TIME HEREAFTER, LYING IN OR UNDER SAID LAND, AND ALSO THE PERPETUAL AND IRREVOCABLE RIGHT, PRIVILEGE AND EASEMENT OF ENTERING UPON SAID LANDS AND SEARCHING FOR, DRILLING WELLS, SINKING SHAFTS, MINING, DIGGING, EXTRACTION, TAKING AND CARRYING AWAY, AND DISPOSING OF, THE OIL, GAS AND OTHER MINERALS IN OR UNDER SAID LANDS, OR THAT MAY BE FOUND THEREIN OR THEREUNDER; AND ALSO THE RIGHT TO POSSESSION AND USE OF SO MUCH OF SAID PREMISES AND PROVISIONS OF THIS RESERVATION; AND ALSO THE RIGHT TO ERECT, MAINTAIN, AND REMOVE ALL STRUCTURES, PIPE LINES, MACHINERY AND EQUIPMENT, NECESSARY FOR THE PRODUCTION AND STORAGE OF OIL, GAS AND OTHER MINERALS, AS RESERVED BY WILLIAM L. REEVES AND MAJORIE REEVES IN DEED RECORDED SEPTEMBER 13, 1940 AS INSTRUMENT NO. 8 IN BOOK 17828, PAGE 168, OFFICIAL RECORDS.

SAID LAND IS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 27, PAGE 11 OF RECORD OF SURVEY.



**"FENTON 15"**

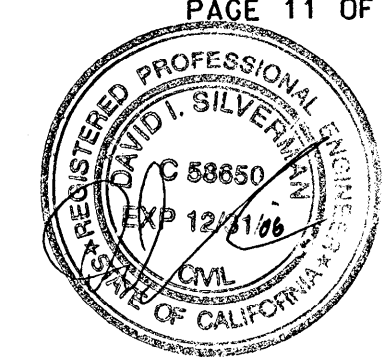
- NOTES:**
1. NET AREA..... 91518SF = 2.10ACRES
  2. GROSS AREA..... 94200SF = 2.16ACRES
  3. EXISTING ZONING..... RS-1
  4. PROPOSED ZONING..... RS-1 & RD-6
  5. UNITS..... 15 UNITS TOTAL  
ZONE RS-1 TWO PARCELS 75'x100' EACH  
FOR SINGLE FAMILY RESIDENCES  
ONE PARCEL 150'x510'  
FOR 13 CONDOMINIUM UNITS
  6. PARKING IN RD-6 ZONE..... 2 SPACES PER UNIT REQUIRED = 26 SPACES  
COVERED UNIT PARKING = 26 SPACES  
GUEST PARKING = 9 SPACES
  7. EARTHWORK..... 4703CY CUT  
485CY FILL
  8. DEMOLITION..... ALL EXIST. STRUCTURES TO BE REMOVED  
APN 2531-009-013  
11761 FENTON AVE  
DEMOLISH ONE (1) SINGLE FAMILY RESIDENCE AND ASSOCIATED GARAGES
  9. No oak trees on site.
  10. Not in a geologically hazardous area.



**OWNER:**  
ROBERT S. LOPEZ &  
EDWARD S. LOPEZ  
11761 FENTON AVE.  
SYLMAR, CA 91342

**SUBDIVIDER:**  
MMH DEVELOPMENT  
23801 CALABASAS RD  
SUITE 2000  
CALABASAS, CA 91302  
(818) 222-1945

**ENGINEER:**  
JSA  
23801 CALABASAS ROAD  
SUITE 2039  
CALABASAS, CA 91302  
(818) 222-3700  
DAVID SILVERMAN  
RCE NO. 58650



APN 2531-009-013  
**ENGINEER:**  
**JSA**  
23801 CALABASAS ROAD SUITE 2039  
CALABASAS, CA 91302  
(818) 222-3700