

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

CITY PLANNING COMMISSION

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CALIFORNIA



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

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

May 31, 2019

Barry M. Salzman (O) (A)  
PO Box 12063  
La Crescenta CA 91224

Case: AA-2006-8726-PMLA  
CEQA: ENV-2006-8727-CE  
Council District No.: 7  
Zone: R1-1-RFA  
Site Address: 10449 N. Pinyon Ave  
Community Plan: Sunland-Tujunga- Lake View  
Terrace- Shadow Hills-East La Tuna Canyon  
Legal Description Lot 483 Arb 2 Tract LOS  
TERRENITOS TRACT

**EXTENSION OF TIME**

On January 5, 2006, the Advisory Agency conditionally approved Preliminary Parcel Map No.AA-2006-8726-PMLA for a maximum 2-parcel single-family development. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07A.1 or 17.56.A.1 of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 6-year extension from the decision date for the recording of the final map for AA-2006-8726-PMLA at 10449 N. Pinyo Ave in the Sunland-Tujunga- Lake View Terrace- Shadow Hills-East La Tuna Canyon Community Plan Area.

Said tract also qualifies for state time extensions as follows:

Pursuant to AB 1185, all maps are automatically granted an additional one year as long at those maps were valid on July 15, 2008 and expires before January 1, 2011.

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

Pursuant to AB 208, all maps are automatically granted an additional two year as long at those maps were still valid on July 15, 2011 and will expire before January 1, 2014.

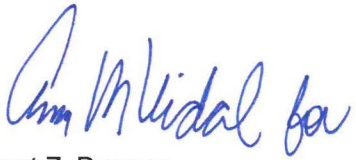
Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps approved after January 1, 2000 and has not expired on or before July 11, 2013.

Pursuant to AB 2973 all maps are automatically granted an additional two years as long as those maps is approved on or after January 1, 2006 and not later than July 11, 2013 and has not expired before September 27, 2018 bill adoption.

Therefore, the new expiration date for the subject map and related zone change is January 4, 2024 and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP  
Director of Planning

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

A handwritten signature in blue ink, appearing to read "R. Duenas" followed by a flourish.

Robert Z. Duenas  
Deputy Advisory Agency

VPB:RZD:AMV:DB

cc: Councilmember Monica Rodriguez

CITY OF LOS ANGELES  
CALIFORNIA



EXECUTIVE OFFICES

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FAX: (213) 978-1275

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

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

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MICHAEL K. WOO

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

ANTONIO R. VILLARAIGOSA  
MAYOR

Decision Date: January 5, 2006

Appeal Period Ends: January 22, 2007

Barry Salzman (A)/(O)  
10449 Pinyon Avenue  
Tujunga, CA 91042

Tritech Associates, Inc. (E)  
Subdivision Survey Engineering Design  
135 N. San Gabriel Blvd.  
San Gabriel, CA 91775

Preliminary Parcel Map No.:  
AA-2006-8726-PMLA  
Address: 10449 Pinyon Avenue  
Related case: None  
Council District: 2  
Existing Zone: R1-1  
Community Plan: Sunland-Tujunga-  
Lakeview Terrace-Shadow Hills-East La  
Tuna Canyon  
ENV No.: ENV-2006-8727-CE  
Fish and Game: Exempt

On December 13, 2006, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map No. AA-2006-8726-PMLA for a maximum **2-parcel single-family development**, subject to the following conditions. (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 Subdivision Counter call (213) 978-1362. 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**

1. That a 7-foot wide strip of land be dedicated along Pinyon Avenue adjoining the subdivision for sidewalk easement to complete a 27-foot wide half street right-of-way dedication including a 15-foot radius property line return at the intersection with Summitrose Street all satisfactory to the City Engineer.
2. That a 10-foot wide strip of land be dedicated along Summitrose Street adjoining the subdivision to complete a 30-foot wide half street right-of-way dedication all satisfactory to the City Engineer.
  - a. Improve Summitrose Street being dedicated and adjoining the subdivision by:
    - (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 an 18-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. Construct the necessary off-site and on-site mainline sewers satisfactory to the City Engineer.

Any questions regarding the above conditions should be directed to Mr. Ken Alson of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-8951.

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

3. 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**

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Provide a copy of affidavit 90-1911014. Show compliance with all the

conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

- b. Provide a copy of ZA case ZA-1990-1302YV and ZA-1988-1473-YV. Show compliance with all the conditions/requirements of the ZA cases as applicable.
- c. Provide a plot plan drawn to scale that indicates the height (as defined in Section 12.03 of the Zoning Code) of the existing dwelling.
- d. Provide copy of permit(s) for the existing dwelling to confirm the building height for the purpose of determining the required side yard at the proposed property line. The minimum required side yard in the R1 Zone is five ft. plus one ft. for each increment of ten ft. or fraction thereof above the first 18 ft. height of the building. If the submitted map does not comply with the minimum side yard requirement, revise the map to show compliance or obtain approval from the Department of City Planning.
- e. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
- f. Parking is required to remain on the same lot as the use for which it is intended to serve. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.

**Notes:**

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-6880 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

- 5. That prior to the recordation of the final map satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. 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.

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

6. That prior to the recordation of the final map or issuance of the certificate of occupancy, the Developer shall cause Owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

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

7. That the Quimby fee be based on the R1-Zone.

#### **STREET TREE DIVISION AND THE DEPARTMENT OF CITY PLANNING**

- 8 Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated oak tree expert as designated by LAMC Ordinance No. 153,478, for approval by the City Planning Department and the Street Tree Division of the Bureau of Street Services.

A minimum of two oak trees (a minimum of 48 inch box in size) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency.

**Note:** All oak tree removals must be approved by the Board of Public Works on sites more than one acre in size. Contact: Street Tree Division at: 213-485-5675.

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

- 9 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 2 parcels.
  - b. Prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring

Street, Room 750).

- c. 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.
  - d. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
  - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
10. That the subdivider shall record and execute a Covenant and Agreement to comply with the Foothill Boulevard Corridor Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final Parcel Map map.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

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

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the 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.
  2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

The Department of City Planning, on December 12, 2006, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

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

In connection with the approval of Preliminary Parcel Map No. AA-2006-8726-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Foothill Boulevard Corridor Specific Plan designates the subject property for Low Residential land use with the corresponding zone of R1-1. The property is located in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area. The property contains approximately 0.3 net acres and is presently zoned R1-1. The proposed development of 2 parcels is allowable under the current adopted zone and the land use designation.

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 parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.



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

Pinyon Avenue is a Local Street dedicated to a 40-foot width at the project's street frontage. The Bureau of Engineering is requiring a 10-foot wide strip of land be dedicated along Pinyon Avenue to complete a 30-foot wide half street right-of-way dedication including a 15-foot radius property line return at the intersection with Summitrose Street; and also a 10-foot wide strip of land dedication along Summitrose Street to complete a 30-foot wide half street right-of-way dedication all satisfactory to the City Engineer.

This project is subject to the Foothill Boulevard Corridor Specific Plan requirements. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is one of the few underimproved properties in the vicinity. The development of this Parcel Map is an infill of an otherwise single-family residential neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The applicant has submitted a Geo-technical Engineering report dated February 28, 2006. The soils and geology reports for the proposed subdivision are subject to review by the Grading Division of the Department of Building and Safety, in accordance with the Grading Regulations, Section 91.3000 of the Los Angeles Municipal Code, (relative to Division 70 of the Building Code).

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

Adjacent land uses are single-family dwellings to the north, south, east, and west, all in the R1-1 zones. The proposed project would provide an appropriate transitional development for residential uses to the north, south, east, and west. The site currently contains a total of 1 parcel, and the proposed project would provide 2 parcels both in R1-1 zones. The proposed project will comply with all L.A.M.C requirements for parking, yards, and open space. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

- (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 Department of City Planning, on December 12, 2006, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

The proposed project qualifies for a categorical exemption because it is proposing to create less than 4 parcels. Furthermore, current parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have a slope greater than 20% (Notice of Exemption-article III, Section 3—City CEQA Guidelines).

- (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 has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system.

- (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 Parcel Map.

- (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)

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

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

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2006-8726-PMLA.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the North Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on January 10, 2007 at one of the City Planning

Department Public Counters, 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

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

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

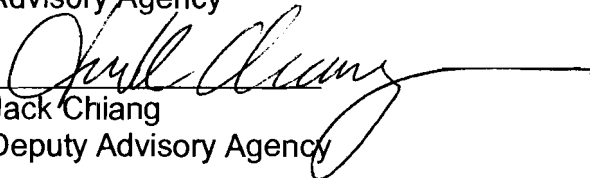
Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m.

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

Gail Goldberg, AICP  
Advisory Agency

  
Jack Chiang  
Deputy Advisory Agency

GG:JC:HU:jh

cc: Bureau of Engineering - 4  
Community Planning Bureau  
Planning Office & 1 Map  
D.M.  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

# PARCEL MAP AA-2006-8726

SHEET 1 OF 2 SHEETS

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 483 OF LOS TERRENTOS TRACT,  
AS PER MAP RECORDED IN BOOK 24, PAGE 81 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## OWNER'S STATEMENT:

WE HEREBY STATE 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 THE SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE AN EASEMENT TO THE CITY OF LOS ANGELES FOR PURPOSES OF STREETS, HIGHWAYS AND OTHER PUBLIC RIGHT-OF-WAYS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

BEN SHIRVANIYAN (OWNER)

ARSINE SHIRVANIYAN (OWNER)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 15, 2020, AS INSTRUMENT NO. 20200535478 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

## SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. BEN SHIRVANIYAN IN APRIL, 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Ivan Chu*  
IVAN CHU

L.S. NO. 6782

DATE



## BASIS OF BEARINGS:

THE BEARING N 90°00'00" E OF THE SIDELINE OF SUMMITTOSSE STREET SHOWN AS SUMMIT AVENUE ON THE MAP OF LOS TERRENTOS TRACT, AS RECORDED IN BOOK 24 PAGE 81 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66402 AND 66403 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY:

DEPUTY

DATE

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
☒ PARCEL MAP

AUG 26 2021

☒ REVISED MAP ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT ☐ MODIFIED  
DEPUTY ADVISORY AGENCY

## NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ NOTARY PUBLIC,  
PUBLIC, PERSONALLY APPEARED,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: \_\_\_\_\_

NAME OF NOTARY: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ NOTARY PUBLIC,  
PUBLIC, PERSONALLY APPEARED,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: \_\_\_\_\_

NAME OF NOTARY: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

**NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS**  
NOTICE IS HEREBY GIVEN THAT ASSESSMENTS MAY BE LEVIED FOR THE COSTS OF MAINTENANCE AND ENERGY FOR ANY STREET LIGHTING FACILITIES INSTALLED WITH THIS SUBDIVISION. THE INITIAL BILLING MAY BE FOR A PERIOD OF UP TO THREE YEARS WITH SUBSEQUENT BILLS ANNUALLY. FOR FURTHER INFORMATION, CALL THE BUREAU OF STREET LIGHTING AT (323) 847-1500.

**CERTIFICATE OF SPECIAL ASSESSMENT**  
I HEREBY CERTIFY THAT ACCORDING TO THE RECORD OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES NONE OF THE LINES OF LOTS OR PARCELS OF THE SUBDIVISION SHOWN ON THIS SUBDIVISION MAP WILL DIVERGE ANY LAND SUBJECT TO ANY SPECIAL ASSESSMENT WHICH MAY BE PAID IN FULL.

DATE: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

**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.

DATE: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

I HEREBY CERTIFY THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_

ENGINEER OF SURVEYS: \_\_\_\_\_

**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 LAWYERS' TITLE COMPANY, OF SAID CITY ORDER NO. \_\_\_\_\_

DATE: \_\_\_\_\_

CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT BEN AND ARSINE SHIRVANIYAN ARE THE ONLY PERSONS WHOSE CONSENT IS REQUIRED FOR THE RECORDING OF THIS MAP BY LAW.

DATE: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

**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: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

BY  
DEPUTY

IN THE CITY OF LOS ANGELES

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

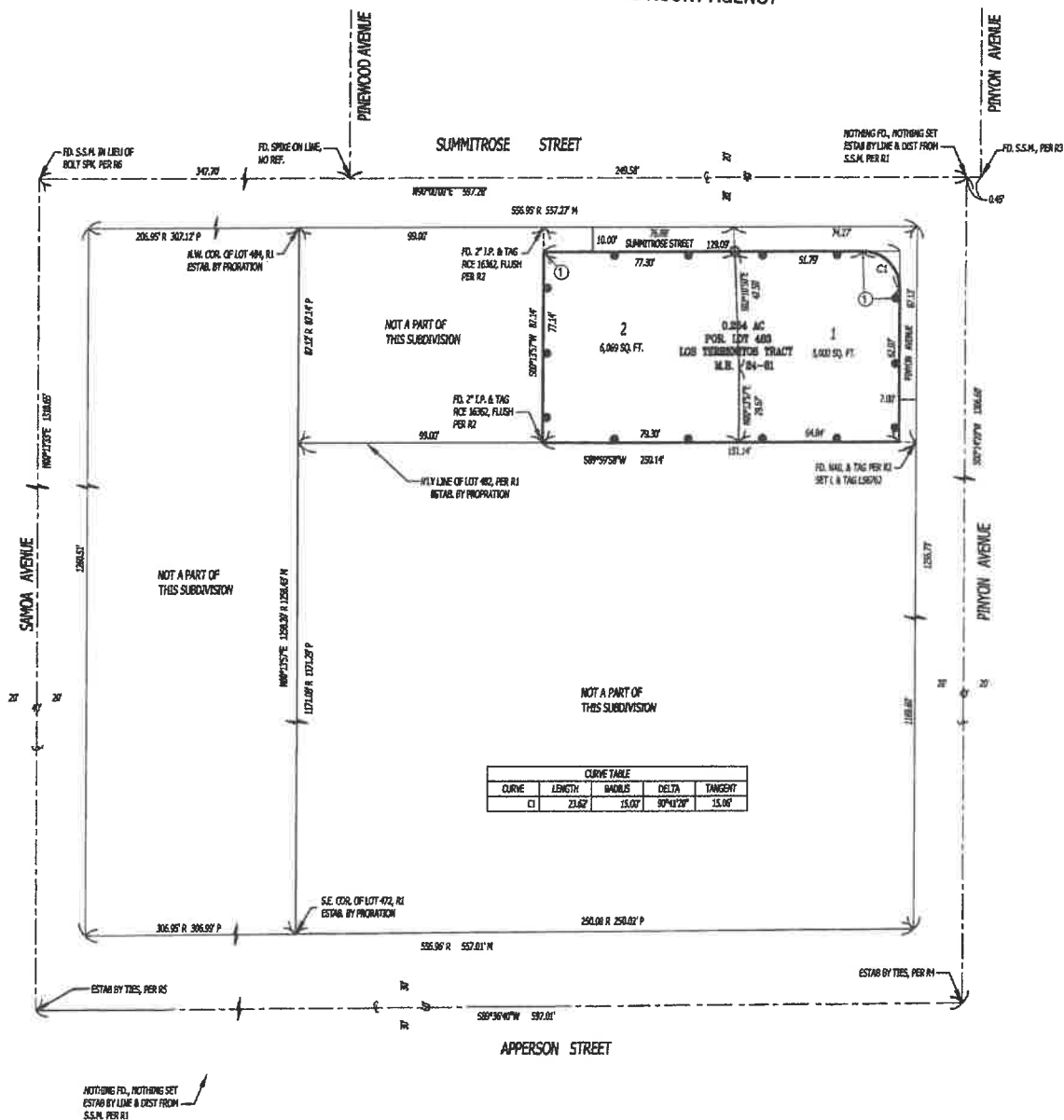
**LEGEND:**

- INDICATES THE BOUNDARY OF THE LAND BEING SURVEYED BY THIS MAP.
- ① SET 2" I.P. WITH TAG L58762
- ② SET SPIKE & WASHER L58762
- R1 LOS TERRENITOS TRACT, M.B. 24-81
- R2 RECORD OF SURVEY, BOOK 164-2
- R3 CEFB 204-201, PG. 501
- R4 CEFB 204-201, PG. 127
- R5 CEFB 204-187, PG. 136
- R6 CEFB 16608, PG. 22
- P BY PROPRIATION
- M MEASURED
- INDICATES FOUND MONUMENT AS NOTE

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
☒ PARCEL MAP

AUG 26 2021

☒ REVISED MAP    ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT    ☐ MODIFIED  
DEPUTY ADVISORY AGENCY



# PRELIMINARY PARCEL MAP L.A. NO.

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA,

BEING A SUBDIVISION OF A PORTION OF LOT 483 OF LOS TERRENITOS TRACT,  
AS PER MAP RECORDED IN BOOK 24 PAGE 81 OF MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

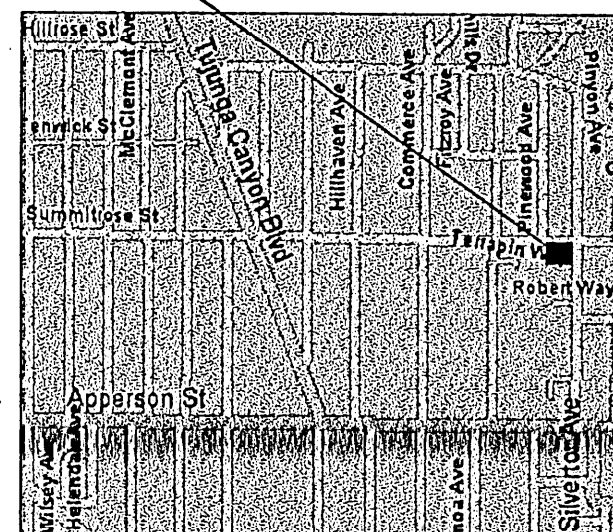
MARCH 9TH, 2006

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP

03/05/2006

REVISOR'S MAP  
TIME EXTENSION  
FILING FEE  
FINAL MAP UNIT  
DEPUTY ADVISORY AGENCY  
DIVISION OF LAND

PROJECT LOCATION



VICINITY MAP

NO SCALE

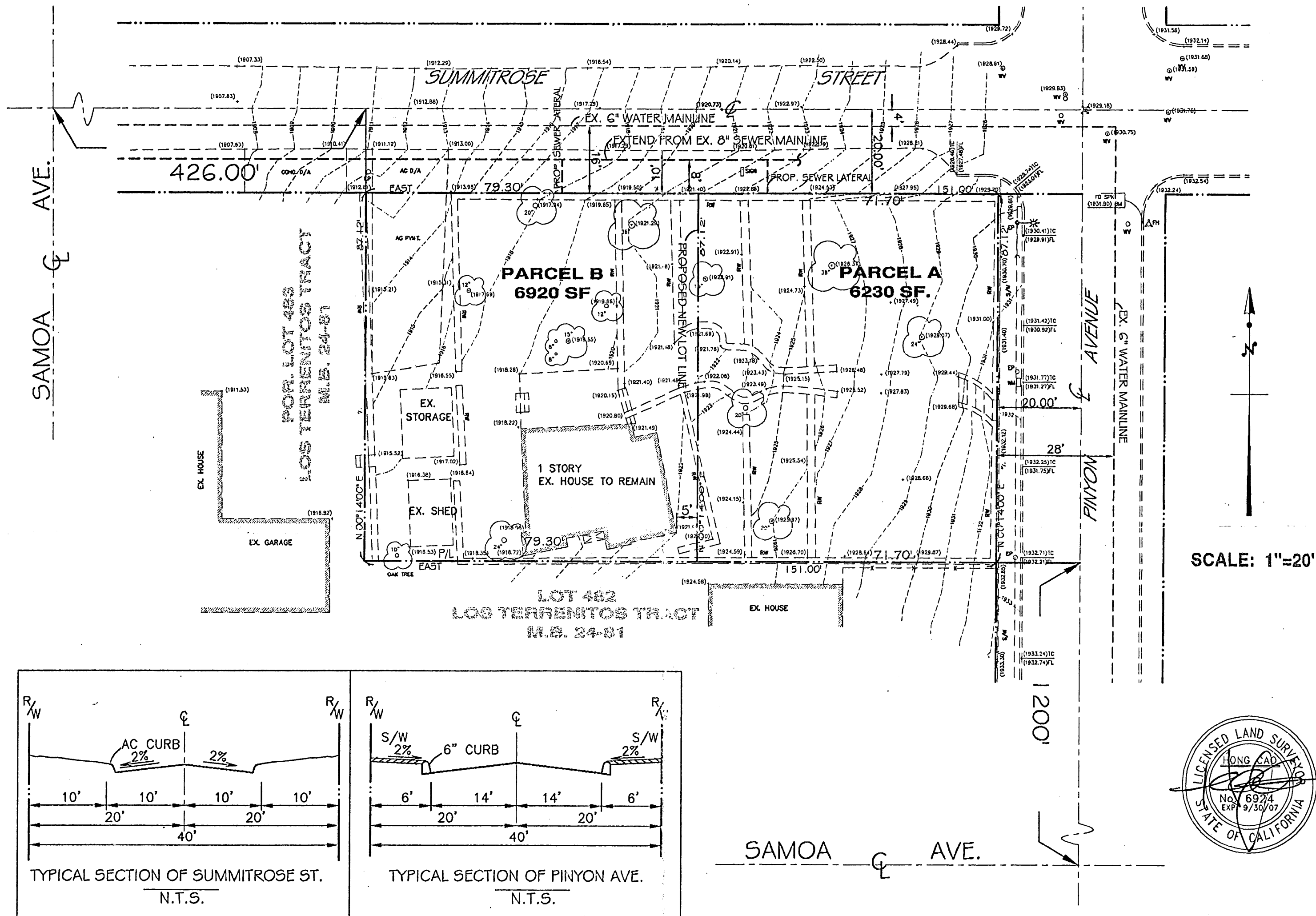


## LEGAL DESCRIPTION:

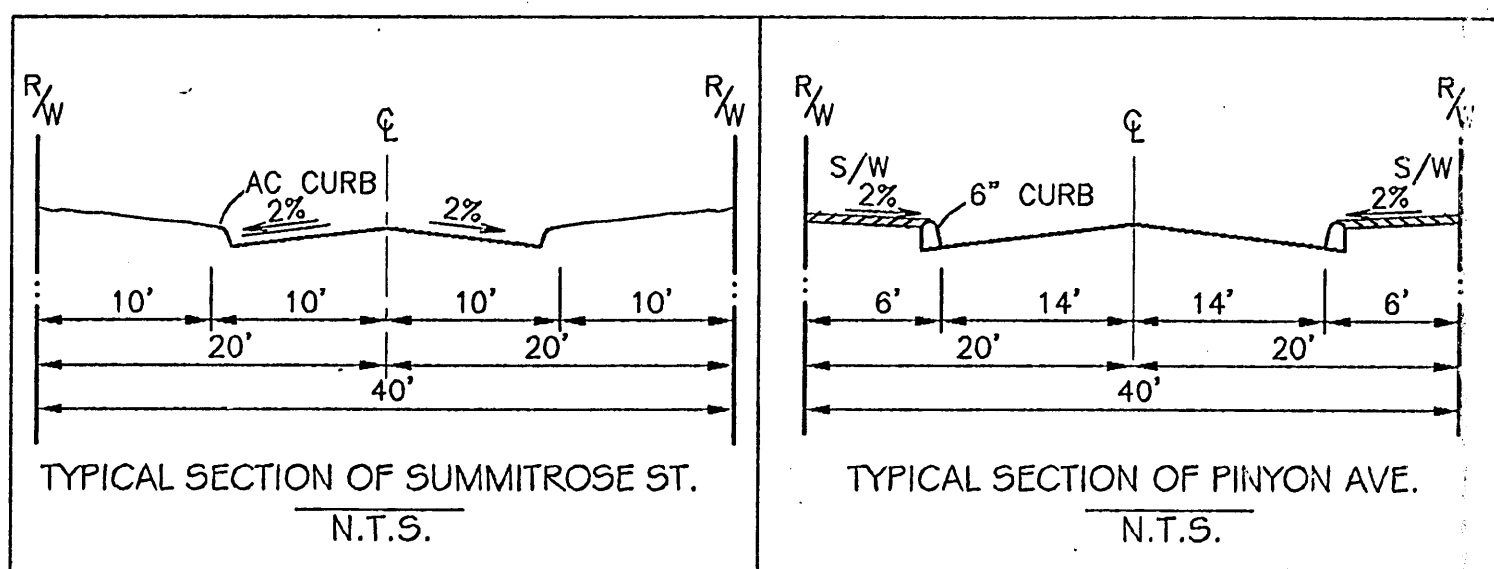
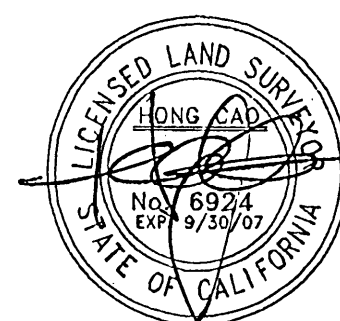
A PORTION OF LOT 483 OF LOS TERRENITOS TRACT,  
IN THE CITY OF TUJUNGA, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 24 PAGE 81 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

## BASIS OF THE BEARINGS:

N 00°14'00" E OF THE CENTER LINE OF  
PINYON AVENUE AS PER LOS TERRENITOS  
TRACT, M.B. 24-81 OF TRACT MAPS, IN  
THE CITY OF TUJUNGA, COUNTY OF  
LOS ANGELES, STATE OF CALIFORNIA.



SCALE: 1"=20'



## ABBREVIATIONS:

AC ..... Asphalt Concrete  
CONC. .... Concrete  
D/A ..... Driveway Apron  
EP ..... Edison Pole  
EX ..... Existing  
FH ..... Fire Hydrant  
FL ..... Flow Line Elevation  
INV ..... Invert Elevation  
P/L ..... Property Boundary Line  
PVM ..... Pavement  
RW ..... Retaining Wall  
SMH ..... Sewer Manhole  
S/W ..... Sidewalk  
TC ..... Top of Curb Elevation  
WM ..... Water Meter  
WV ..... Water Valve

## LEGEND:

(1925.73) ..... Existing Elevation  
--- 1925 --- ..... Ex. Ground Contour Line  
--X--X-- ..... Chain Link Fence  
..... Ex. Structure  
..... Fire Hydrant  
..... Street Light  
..... Guywire  
..... Ex. Tree, Diameter

## PROJECT:

2 NEW PARCELS @  
10449 PINYON AVE.,  
TUJUNGA, CA 91042

## APPLICANT/OWNER:

BARRY SALZMAN  
10449 PINYON AVE  
TUJUNGA, CA 91042  
TEL: 818-951-2704  
FAX: 818-951-2706

## NOTES:

ZONE: R1-1 (PRESENT)  
ZONE: R1-1 (PROPOSED)  
EX. BUILDING TO REMAIN ON PARCEL 2:  
NUMBER OF STORIES: 1  
EX. BUILDING NO.: 1  
BEDROOMS: 2  
BATHROOMS: 1  
LIVING AREA: 780 SF  
GARAGE PARKING SPACES: 2  
APN: 2565-006-057  
PARCEL 1: 6230 SF.  
PARCEL 2: 6920 SF  
TOTAL AREA: 13,150 SF (0.30 AC.)  
\*\* ALL EX. STRUCTURES ON PARCEL 1  
WILL BE REMOVED PRIOR TO FINAL  
MAP RECORDING.



TRITECH ASSOCIATES INC.

SUBDIVISION SURVEY ENGINEERING DESIGN

135 N SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918

## BENCH MARK:

B.M. NUMBER 00480  
QUAD (YEAR) (1980)  
ELEVATION 1931.906  
DESCRIPTION WIRE SPK IN E CURB PINYON AVE,  
1FT S OF BC CURB RET SE COR  
OF SUMMITROSE ST.

PRELIMINARY PARCEL MAP L.A. NO.

SCALE: 1"=20'  
DATE: 03/09/06  
DRAWN BY: Cherry  
REVISED:  
10449 PINYON AVE.,  
LOS ANGELES, CA 91042  
SHEET 1 OF 1  
JOB NO.  
050917