

**DEPARTMENT OF
CITY PLANNING**

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DEPUTY DIRECTOR

November 24, 2020

GC Orchard Plaza, LLC (O/A)
Christopher Shane
500 S. Sepulveda Boulevard #304
Manhattan Beach, CA 90266

Brittany Knott (R)
Fusco Engineering, Inc.
600 Wilshire Boulevard #1470
Los Angeles, CA 90017

RE: Parcel Map No. AA-2019-5446-PMLA
Address: 9000- 9034 N. Reseda Boulevard
Community Plan: Northridge
Zone: (Q)C2-1VL
District Map: 195-B-125
Council District: 12 - Lee
CEQA No.: ENV-2019-5447-CE
Legal Description: Lot B of Parcel Map 2618, and Lot
B of Parcel Map 1226

Last Day to File an Appeal: **December 9, 2020**

In accordance with provisions of Sections 17.03, 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2019-5447-CE as the environmental clearance, and approves Parcel Map No. AA-2019-5446-PMLA, located at 9000 - 9034 N. Reseda Boulevard, for a maximum **3 commercial lots**, as shown on the map dated August 29, 2019, in the Northridge Community Plan and approves an adjustment of a 32-foot minimum lot width for Parcels B and C. This unit density is based on the (Q)C2-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That a 5-foot wide strip of land be dedicated along Reseda Boulevard adjoining the subdivision to complete a 55-foot wide half right-of-way in accordance with Boulevard II Standards of the LA Mobility Plan.
2. That, if necessary, a sanitary sewer easement be provided within Parcel A for the benefit of Parcel B for the extension of the house connection sewer.
3. That labeling of Parcel 1, 2 and 3 be shown as Parcel A, B and C respectively on the final map.
4. That the subdivider make a request to the Valley Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

5. 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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

6. 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. Existing Lot Tie Affidavit 20150363668 to remain to continue to tie the proposed three parcels as one building site until affidavit can be terminated after the map recording. Termination of the lot tie affidavit will be reviewed by LADBS Plan Check after the recording of the map. Termination will be approved once each parcel can show compliance that each parcel can be independent of each other and all required parking spaces, driveway access, and drainage for the building is to be within its own parcel. Permits are also required to capture required and provided parking spaces for each building on each parcel.
 - b. Proposed Parcels 2 and 3 do not comply with minimum 40 ft. lot width for the C Zone as required per Section 17.05H of the LAMC. Lot width is to be measured per the definition of "lot width" as defined in Section 12.03 of the LAMC. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

- c. Provide a copy of affidavits AFF-35782, AFF-38707, AFF-39066, and AFF-39073. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. If street dedication is required, no parking spaces is allowed to be on the public right-of-way.

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.

DEPARTMENT OF TRANSPORTATION

The applicant is requested to contact Sheila Ahorian at sheila.ahorian@lacity.org or 818-374-4699.

- 7. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
 - b. A two-way driveway width of $W=30$ feet is required for all driveways, or to the satisfaction of DOT.
 - c. A parking area and driveway plan should 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 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

- 8. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- g. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- h. Entrance to the main lobby shall be located off the address side of the building.
- i. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Fire Lane Requirements:
 - 1) 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.
 - 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - 3) 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.
 - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
 - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- 6) 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.
 - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
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- l. Private streets shall be recorded as Private Streets, and Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
 - m. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
 - n. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
 - o. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
 - p. Standard cut-corners will be used on all turns.
 - q. Private roadways for general access use shall have a minimum width of 20 feet.
 - r. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.
 - s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - t. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
 - u. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- v. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
 - w. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

- 9. 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 – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

10. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

11. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated February 10, 2020. 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

12. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

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

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

14. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

15. 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 **three commercial lots**.
- b. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency approves 32-foot minimum lot widths for Parcels B and C, in lieu of 40-feet as required by LAMC Section 17.05 H, in conjunction with the approved map.
- c. 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.
- d. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 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 streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

- (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on Reseda Blvd.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Construct house connection sewers to serve each parcel.

NOTES:

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

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 Class 1, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2019-5446-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 Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Northridge Community Plan, which designates the site with a Community Commercial land use designation. The land use designation lists the CR, C2, C4, and RAS4 Zones as the corresponding zones. The Project Site is zoned (Q)C2-1VL, which is consistent with the land use designation. The project site has approximately 71,108 square feet of lot area. The (Q)C2-1VL Zone would permit a maximum of 178 dwelling units for the subject area based on a ratio of one dwelling unit per 400 square feet of lot area; the Q condition on-site does not limit residential density. The zone would also permit approximately 106,662 square footage and building heights of 45 feet; however, the project is an existing approximately 12,419 square-foot commercial development including

three one-story structures and eight tenant spaces, which contains no dwelling units, and no construction is proposed as part of this project. Thus, the project complies with relevant land use policies and zoning designations for the site.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. The Project Site is zoned (Q)C2-1VL, which is consistent with the land use designation. The project site has approximately 71,108 square feet of lot area. The (Q)C2-1VL Zone would permit a maximum of 178 dwelling units for the subject area; however, the project is an existing commercial development which contains no dwelling units and no construction is proposed as part of this project. Therefore, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Reseda Boulevard, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010.

Prior to the public hearing, a representative of the Bureau of Engineering submitted recommended conditions that included a dedication to create a 55-foot half right-of-way, as well as improvements including the construction of a new full-width sidewalk with tree wells. At the hearing on September 8, 2020 (continued from July 14), the applicant requested that the Bureau of Engineering waive the dedication and improvement standards related to widening and improving the sidewalk based on the recent nature of the building's construction (per the applicant, the property was rehabilitated and improved to mobility plan standards in 2015). A representative of the Council Office and a member of the public spoke in favor of this request. Given that no physical construction is proposed

as part of this action, a partial modification of the Bureau's condition is warranted as the imposition of physical construction impacts to the right-of-way does not bear a proportional nexus to the proposed project's impact. Therefore, the Advisory Agency conditioned the dedication, however, did not condition any further sidewalk improvements along Reseda Boulevard. Further, imposition of the full improvement requirement would require the removal of a landscaped buffer between the sidewalk and parking lot area, required as a condition of approval for APCNV-2012-3551-ZC-CU-1A, and which serves to protect pedestrians from vehicular noise and exhaust while creating a more inviting pedestrian feature. However, the 2-foot easement along the east edge of the sidewalk and 3 feet of the adjacent landscaping will be dedicated. Therefore, the DAA, utilizing its discretion under LAMC 17.03, has revised in part the improvement requirement, included as Condition S-3(i)(1), such that the full dedication of land would be required, but improvements would only be required where not in conflict with the existing landscaping.

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

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

The subject site is currently developed with three commercial buildings, containing a variety of commercial businesses including a Starbucks, a Farmer Boys, and various personal and insurance services. The proposed Project is a re-adjustment of the lot lines and creation of a third parcel, such that each commercial building would be located on its own parcel. No construction is contemplated as part of the instant request. The site is currently comprised of two parcels, one a 14,989 square-foot area and other a 56,119 square-foot area. The new parcel 1, currently a portion of APN 2769-001-031, would be a 27,016 square-foot parcel containing the commercial building located at 9020 Reseda Boulevard. The new parcel 2, currently a portion of APN 2769-001-031, would be a 24,188 square-foot parcel containing the commercial building located at 9010 Reseda Boulevard. The new parcel 3, currently APN 2769-001-022, would be a 19,904 square-foot parcel containing the commercial building located at 9000 Reseda Boulevard.

The project site is located within the 7.1 km (4.14 miles) from the Northridge Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not within a Flood Zone Type. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The immediately surrounding properties are largely comprised of commercial development similar in size, era of development, scale, and use to the subject property. Zoning of the surrounding properties is largely P-1, PB-1L, C2-1VL, (Q)C2-1VL, and (T)(Q)C2-1VL. Properties further to the east and west outside of the commercial area are developed with single-family dwellings and zoned R1-1. About 600 feet to the northeast of the subject site across Nordhoff Street is a very large area zoned PF-1XL, which is the main campus of California State University – Northridge.

The subject site is currently developed with three commercial buildings, containing a variety of commercial businesses including a Starbucks, a Farmer Boys, and various personal and insurance services. The proposed Project is a re-adjustment of the lot lines and creation of a third parcel, such that each commercial building would be located on its own parcel. No construction is contemplated as part of the instant request. The site is currently comprised of two parcels, one a 14,989 square-foot area and other a 56,119 square-foot area. The new parcel 1, currently a portion of APN 2769-001-031, would be a 27,016 square-foot parcel containing the commercial building located at 9020 Reseda Boulevard. The new parcel 2, currently a portion of APN 2769-001-031, would be a 24,188 square-foot parcel containing the commercial building located at 9010 Reseda Boulevard. The new parcel 3, currently APN 2769-001-022, would be a 19,904 square-foot parcel containing the commercial building located at 9000 Reseda Boulevard.

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with an existing 3 building commercial development. There are no trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR

ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Reseda Boulevard, which is a public street. The project site consists of parcels identified: as Lot No. B of Tract PM 2618 and Assessor Parcel Map No. 2769-001-031; and, as Lot No. B of Tract PM 1226 and Assessor Parcel Map No. 2769-001-022. Sufficient public access easements and utility easements exist to adequately serve the site and its users.

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

FINDINGS OF FACT (ADJUSTMENT)

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- (h) WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject site is a level, irregular shaped site comprised of two parcels, consisting of 71,108 square feet of lot area. The site is located within the Northridge Community Plan area, with a land use designation of Community Commercial and is zoned (Q)C2-1VL. The (Q)C2-1VL Zone were satisfied when the project was redeveloped when Case No. APCNV-20012-355-ZC-CU was effectuated per Ordinance No. 182,740 and permits were issued for the buildings and parking lot landscaping in 2015. The project is an existing commercial development which contains no dwelling units, and no construction is proposed as part of this project. The site is located on the east side of Reseda Boulevard within a larger commercial development; the project also takes access through a common access easement from Nordhoff Street. Per LAMC 17.53 J, the applicant is requesting lot widths of 32 feet in lieu of the 40 feet otherwise required by LAMC 17.05 H,1. The proposed lot width adjustment will not create any detrimental effects as the property is an existing development and no construction is proposed. Further, the lots would comply with the underlying minimum lot width of a C2 zone as specified in LAMC 12.14. Therefore, the proposed project will conform with the intent of the applicable zoning regulations.

- (i) IN LIGHT OF THE PROJECT AS A WHOLE INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE AND SAFETY.

As noted, the project is the subdivision of an existing development with no construction or change of use proposed; therefore, the project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- (j) THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY SPECIFIC PLAN.

The project site is located within the Northridge Community Plan, which designates the site with a Community Commercial land use designation. The land use designation lists the CR, C2, C4, and RAS4 Zones as the corresponding zones. The Project Site is zoned (Q)C2-1VL, which is consistent with the land use designation. The project site has approximately 71,108 square feet of lot area. The (Q)C2-1VL Zone would permit a maximum of 178 dwelling units for the subject area based on a ratio of one dwelling unit per 400 square feet of lot area; the Q condition on-site does not limit residential density. However, the project is an existing commercial development which contains no dwelling units and no construction is proposed as part of this project. Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2019-5446-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 17.05-N of the Los Angeles Municipal Code (LAMC).

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Service Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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

Appeal forms are available on-line at www.planning.lacity.org.

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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency

SARAH HOUNSELL
Deputy Advisory Agency

CR:SR:AJ:mh

OWNER/SUBDIVIDER

GC ORCHARD PLAZA, LLC
CHRIS SHANE
500 S. SEPULVEDA BOULEVARD, SUITE 304
MANHATTEN BEACH, CA 90266

CIVIL ENGINEER

FUSCOE ENGINEERING
600 WILSHIRE SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
FAX: (213) 988-8803
CONTACT: BRITANY KNOTT, PE #C76502

PARKING

TOTAL PROVIDED PARKING SPACES: 170

PROJECT ADDRESS

9000-9020 RESEDA BOULEVARD, NORTHridge, CA 91324

BUILDING HEIGHTS

TALLEST BUILDING HEIGHT IS ± 45 FEET.

SITE AREA SUMMARY

PROJECT SITE 71,108 SF (1.632 AC)

RIGHT-OF-WAY VACATIONS AND DEDICATIONS

THERE ARE NO PROPOSED VACATIONS OR DEDICATIONS FOR THE PROJECT SITE.

PROPOSED PARCELS

PARCEL 1: COMMERCIAL - RETAIL SPACE

PARCEL 2: COMMERCIAL - RETAIL SPACE

PARCEL 3: COMMERCIAL - RETAIL SPACE

ON-SITE TREES:

THERE ARE CURRENTLY NO OAK TREES OR ANY OTHER TYPE OF SIGNIFICANT PROTECTED AND NON-PROTECTED TREES ON THE PROJECT SITE.

GRADING

THE PROPOSED SITE IS NOT ANTICIPATED TO HAVE ANY IMPORTED OR EXPORTED MATERIAL.

FLOOD ZONE INFORMATION

THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE X (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1285F, DATED SEPTEMBER 26, 2008.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED THE ON THE CENTERLINE OF RESEDA BOULEVARD SHOWN AS HAVING A BEARING OF NORTH $00^{\circ}00'20"$ EAST ON PARCEL MAP-LA NO. 2618, AS FILED IN BOOK 44, PAGE 53, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

LEGAL DESCRIPTION

PARCEL 1
PARCEL "b", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP L.A. NO. 1228, FILED IN BOOK 13, PAGE 63, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, PETROLEUM, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE THEREOF, OR ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM LOS ANGELES UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY, RECORDED JANUARY 25, 1966, IN BOOK D3186, PAGE 112, OFFICIAL RECORDS.

PARCEL 2
A NON-EXCLUSIVE EASEMENT FOR PARKING, INGRESS AND EGRESS AND OTHER COMMON USES IN CONJUNCTION WITH THE OPERATION OF A SHOPPING CENTER, EXECUTED BY WORLD SAVINGS AND LOAN ASSOCIATION, A CORPORATION, ET AL., RECORDED AUGUST 2, 1968, AS INSTRUMENT NO. 429, IN BOOK D4067, PAGE 395, OFFICIAL RECORDS. UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN AND THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF. (THE COMMON ACCESS PORTION IS SHOWN APPROXIMATELY HEREON)

PARCEL 3
PARCEL "b", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP L.A. NO. 2618 FILED IN BOOK 44, PAGE 53 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SPECIAL PLANNING AREAS

1. PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
2. PROJECT IS NOT LOCATED WITHIN A TSUNAMI INUNDATION ZONE.
3. PROJECT IS NOT LOCATED WITHIN A MUD-PRONE AREA.
4. PROJECT IS NOT LOCATED WITHIN A HIGH WIND VELOCITY AREA.
5. PROJECT IS NOT LOCATED WITHIN THE HILLSIDE ORDINANCE AREA.
6. PROJECT IS NOT LOCATED WITHIN THE HILLSIDE GRADING AREA.
7. PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE.
8. PROJECT IS NOT A METHANE HAZARD SITE.
9. PROJECT IS NOT LOCATED WITHIN A CRA AREA.
10. PROJECT IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.

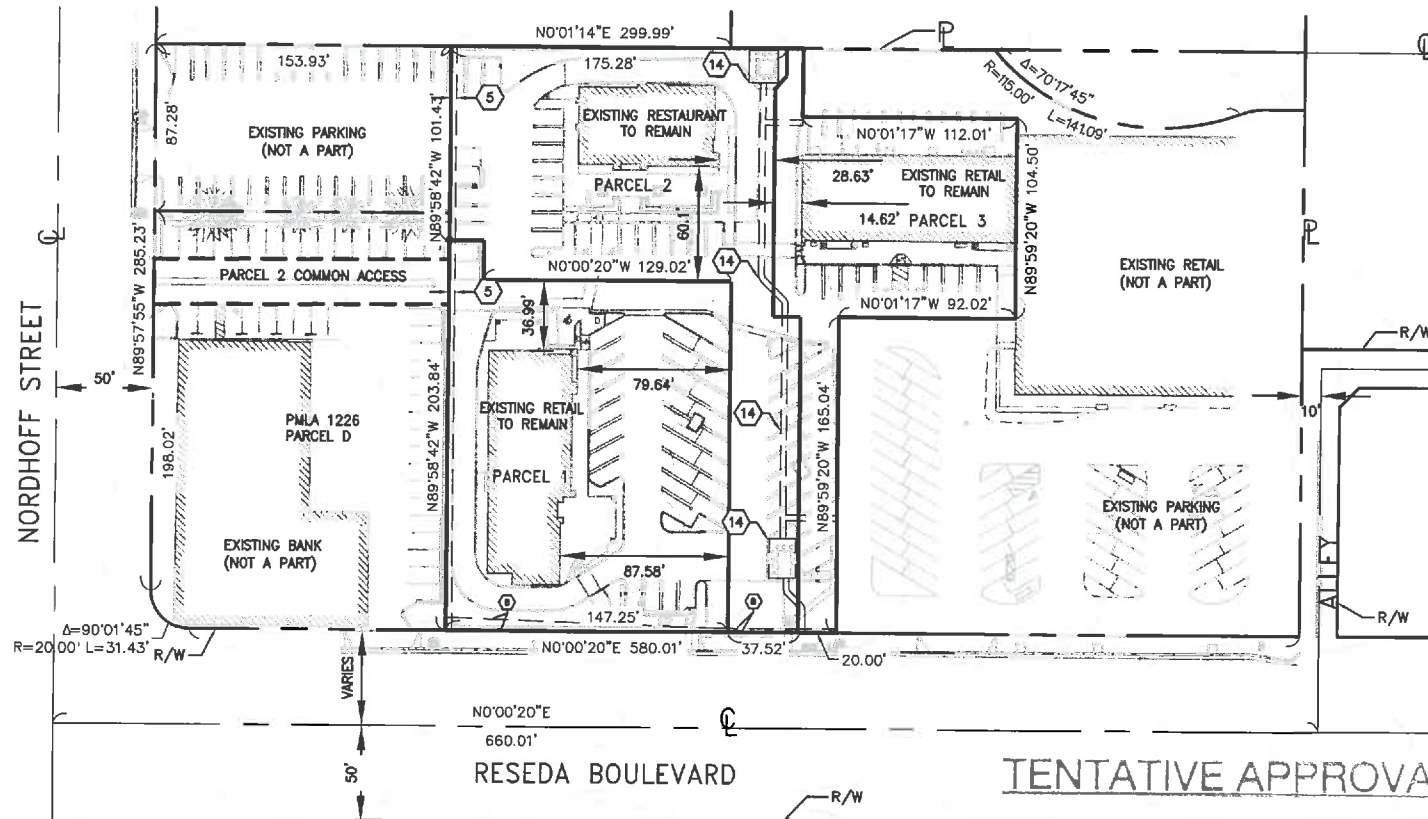
NO HAZARDOUS CONDITIONS EXIST

TENTATIVE PARCEL MAP NO. 82773

FOR PARCEL MERGER AND SUBDIVISION PURPOSES

IN THE CITY NORTHridge, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
9000-9020 RESEDA BOULEVARD

EXHIBIT



LAND USE

EXISTING USE (GENERAL COMMERCIAL); NO NEW DEVELOPMENT

ZONING

EXISTING: [O]C2-1VL

PROPOSED: [O]C2-1VL

ASSESSOR'S PARCEL MAP INFORMATION

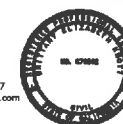
2769-001-031

NO.	REVISIONS	APP'D.	DATE	PREPARED FOR:

GC Orchard Plaza, LLC
500 S. SEPULVEDA BOULEVARD, STE. 304
MANHATTEN BEACH, CA 90266

FUSCOE
ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com

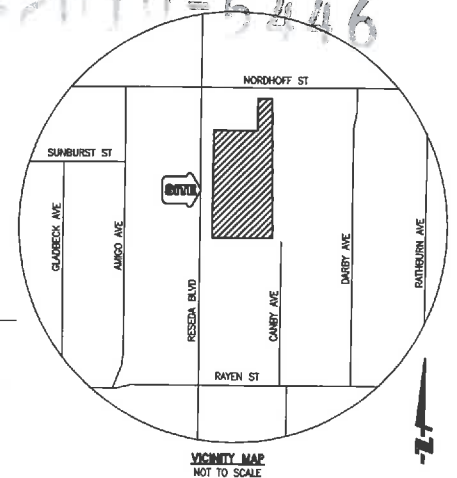
Name _____ Date _____



TENTATIVE PARCEL MAP
NO. 82773
9000-9020 RESEDA BOULEVARD
NORTHridge, CALIFORNIA

DRAWN: AR
DESIGN: AR
CHECKED: BK
SCALE: AS SHOWN
JOB NO.: 1857.001
DATE: 8/29/2019

SHEET 1 OF 1



LEGEND

- PROPOSED PARCEL LINE
- PROPERTY LINE/RIGHT OF WAY
- STREET CENTER LINE
- SUBJECT EASEMENT PARCEL LINES
- EASEMENT LINES
- CENTER LINE
- RIGHT OF WAY
- PROPERTY LINE

PARCEL SUMMARY

	SQ FT	ACRES
PARCEL 1:	27,016	0.62
PARCEL 2:	24,186	0.55
PARCEL 3:	19,904	0.46
TOTAL	71,108	1.63

EXISTING EASEMENTS

- 5 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT IN FAVOR OF THE CITY OF LOS ANGELES RECORDED APRIL 23, 1973, AS INSTRUMENT NO. 2767, OFFICIAL RECORDS.
- 6 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PUBLIC STREET PURPOSES RECORDED APRIL 3, 2014, AS INSTRUMENT NO. 20140335858, OFFICIAL RECORDS.
- 10 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RIGHT-OF-WAY DEED RECORDED APRIL 24, 2015, AS INSTRUMENT NO. 20150464009, OFFICIAL RECORDS.

NOTE

NO NEW DEVELOPMENT WILL BE OCCURRING PER THIS PARCEL MAP



SCALE: 1" = 100'

TENTATIVE APPROVAL

NO: PM 82773
Approved without conditionsBY: [Signature] 09/09/19
Department of Building & Safety
Grading Division