

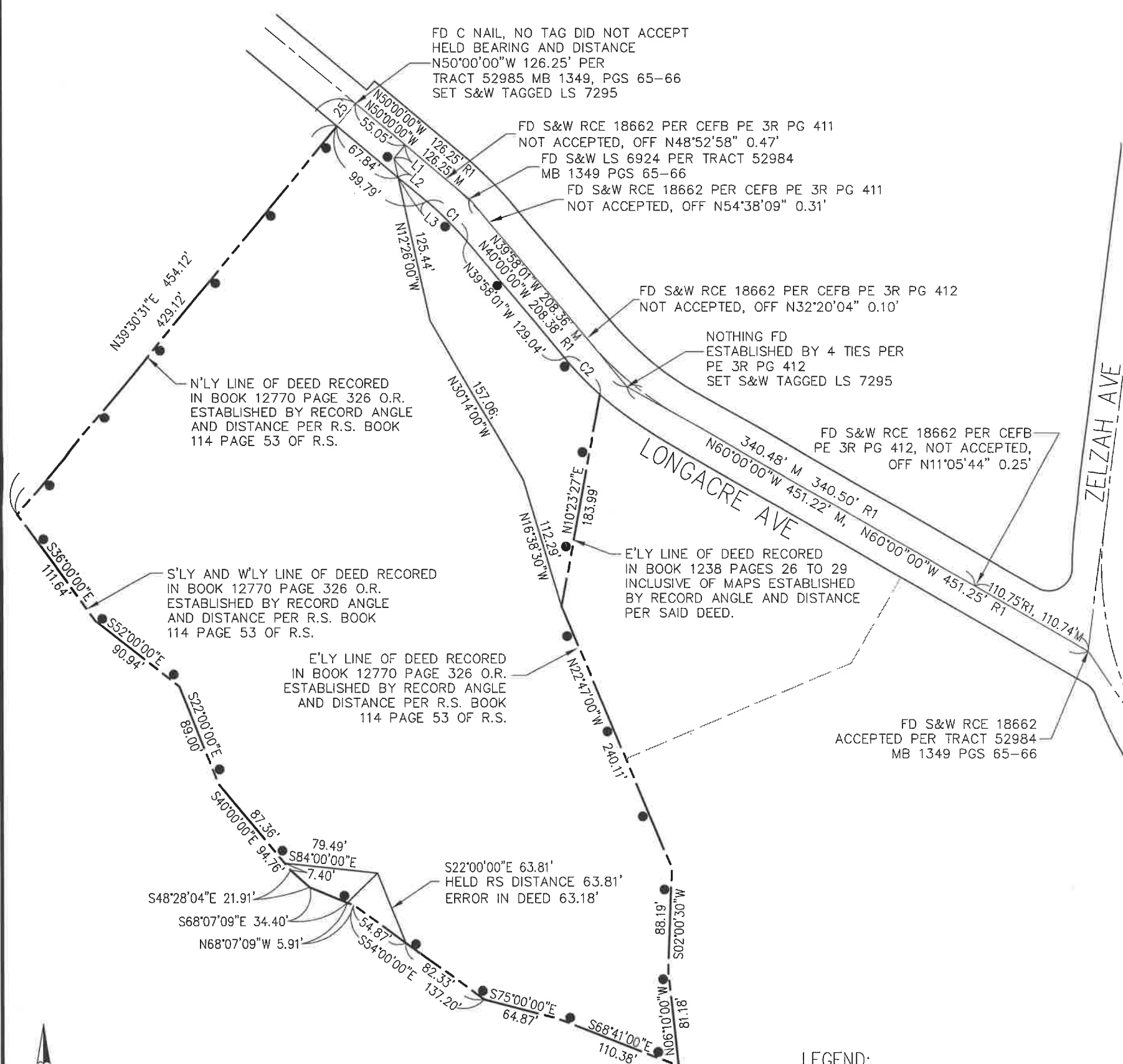
SCALE: 1"=60'

SHEET 3 OF 4 SHEETS


TRACT NO. 66810
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

#	BEARING	LENGTH
L1	N40°00'00"E	15.00'
L2	N12°26'00"W	16.40'
L3	S50°00'00"E	31.95'

#	DELTA	RADIUS	LENGTH	TANGENT
C1	10°01'59"	275.00'	48.15'	24.14'
C2	7°39'57"	325.00'	43.48'	21.77'



LEGEND:

 INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP

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

JUL 27 2023

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

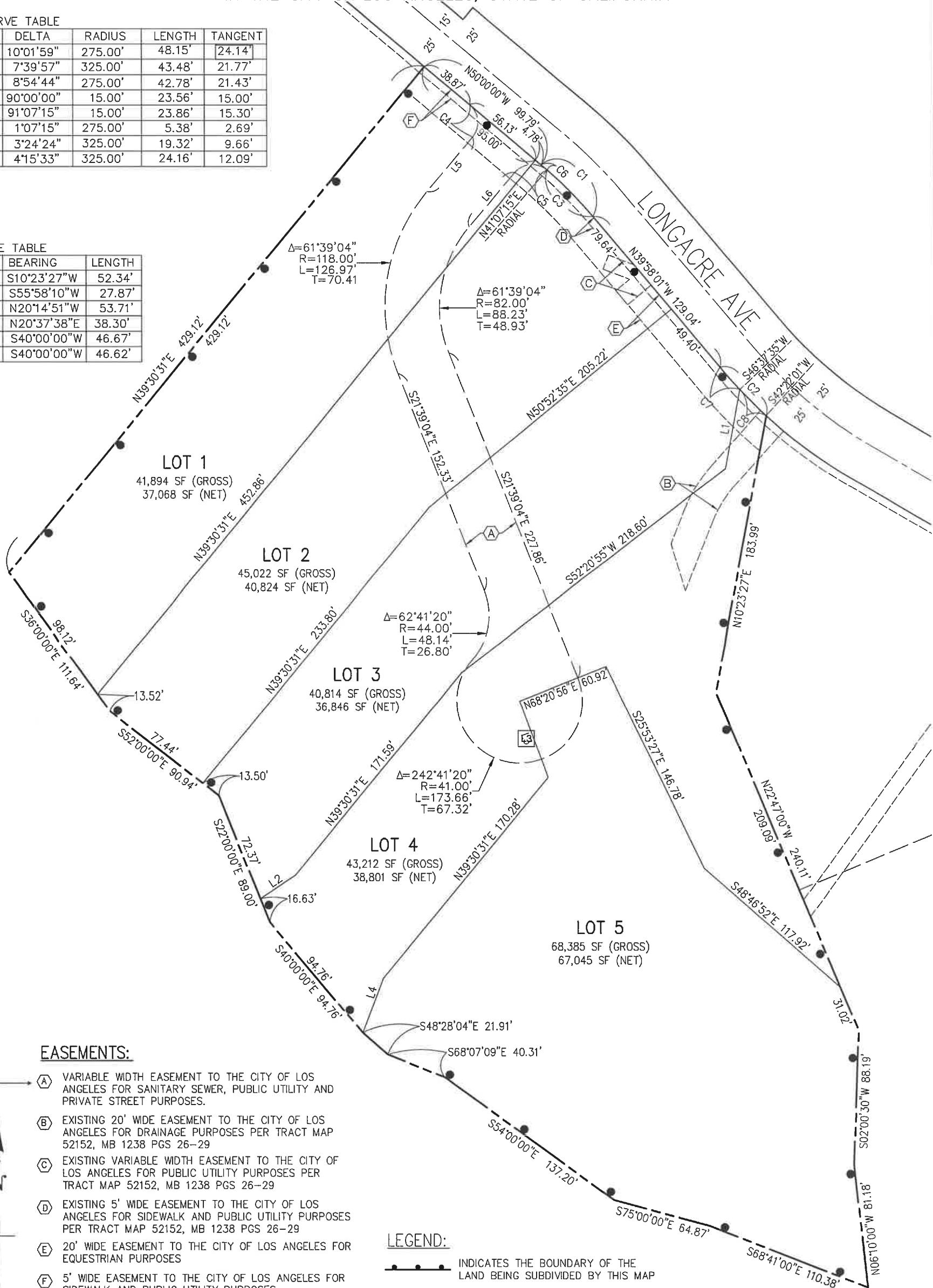
MINOR LAYOUT
LOT LINE CHANGE TO
COMPLY WITH CAD 11
TO TRACT MAP 66810
PAGE 1 OF 2

TRACT NO. 66810

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE TABLE				
#	DELTA	RADIUS	LENGTH	TANGENT
C1	10°01'59"	275.00'	48.15'	24.14'
C2	7°39'57"	325.00'	43.48'	21.77'
C3	8°54'44"	275.00'	42.78'	21.43'
C4	90°00'00"	15.00'	23.56'	15.00'
C5	91°07'15"	15.00'	23.86'	15.30'
C6	1°07'15"	275.00'	5.38'	2.69'
C7	3°24'24"	325.00'	19.32'	9.66'
C8	4°15'33"	325.00'	24.16'	12.09'

LINE TABLE		
#	BEARING	LENGTH
L1	S10°23'27"W	52.34'
L2	S55°58'10"W	27.87'
L3	N20°14'51"W	53.71'
L4	N20°37'38"E	38.30'
L5	S40°00'00"W	46.67'
L6	S40°00'00"W	46.62'



DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
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VACANT
DEPUTY DIRECTOR

May 12, 2021

Owner

Diana Rose Vigil
11582 Longacre Ave
Granada Hill, CA 91344

RE: APCNV-2008-2705-ZC-ZAA

Related Case: TT-66810

Address: 11582 N LONGACRE AVE

Community Plan: Granada Hills - Knollwood

Council District: 12 – John Lee

Existing Zone: A1-1-O-K

Proposed Zone: (T)(Q)RE40-1-O-K

CEQA No.: ENV-2008-2532-MND

EXTENSION OF TIME

On September 8, 2010, the Advisory Agency approved Tentative Tract Map No. 66810 (TT-66810) for a maximum of five single-family parcels, located at 11582 North Longacre Avenue within the Granada Hills – Knollwood Community Plan area. On December 16, 2011, under Ordinance No. 181,973, the associated Case No. APCNV-2008-2705-ZC-ZAA for a Zone Change from A1-1-O-K to (T)(Q)RE40-1-O-K to facilitate the subdivision of a 237,798 square-foot single-family, horse-keeping lot into five (5) single-family horse-keeping lots, was approved by the City Council. On August 8, 2017, a time extension for TT-66810 was granted allowing until September 7, 2023 for the recording of the final map.

Pursuant to Chapter 1, LAMC Section 12.36 G.3, legislative approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the associated Case No. APCNV-2008-2705-ZC-ZAA is extended until **September 7, 2023**.

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:MN:AMV:MV

cc: Councilmember John Lee

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
—
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FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: September 8, 2010

Appeal End Date: September 23, 2010

Frank & Diana Vigil (A)
11582 N. Longacre Avenue
Granada Hills, CA 91344

Eric Sepich (O)
15335 Morrison Street, Ste. 305
Sherman Oaks, CA 91403

Re: Tentative Tract 66810
11582 N. Longacre Avenue
Community Plan: Granada Hills- Knollwood
D.M. : 216B125
Zone : A1-1-O-K
Land Use: Minimum Residential, Very
Low I Residential
C.D. : 12
CEQA : ENV-2008-2532-MND

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency **approved** Tentative Tract No. **66810** for a maximum of **five single family parcels** as shown on map stamp-dated August 18, 2009. This unit density is based on the proposed RE-40 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.)

The Advisory Agency also **approved**, pursuant to Section 17.53 J of the Los Angeles Municipal Code, an **Adjustment** to allow a lot width reduction to mid-point of 70 feet in lieu of the 80 feet required for Lot 4.

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

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's approval is subject to the following conditions:

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.

1. That if necessary a variable width strip of land be dedicated along Longacre Avenue to complete a 25-foot wide half right-of-way and in addition a 5-foot wide public sidewalk easement be provided all on alignments approved by the City Engineer.
2. That a minimum 36-foot wide private street easement be provided for the proposed private street, including a 41-foot radius easement line cul-de-sac at the terminus and 15-foot radius easement line returns at the intersection with Longacre Avenue all on alignments satisfactory to the City Engineer.
3. That sanitary sewer easement be dedicated full-width of the proposed private street.
4. That the private street easement be part of the adjoining parcels to the satisfaction of the City Engineer.
5. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
6. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
7. That the following requirements in connection with grading and construction in and adjacent to public rights-of-way or private streets be complied with in a manner satisfactory to the City Engineer:
 - a. Cut or fill slopes in artificial fill and residual soils shall be no steeper than 2:1 (H:V). Cut slopes shall be no steeper than 1.5:1 (H:V) in competent bedrock.
 - b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet respectively, from the property line.
 - c. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over-excavated a minimum of 12 feet and replaced as a compacted fill slope.
 - d. The consulting soils engineer shall provide methods of mitigating the effects of expansive soil, which underlies the public property and private streets. Prior to the approval of plans, the City Engineer must approve the proposed method.
 - e. All streets shall be founded upon firm natural materials or properly compacted fill. Any loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.

- f. Fill material shall be compacted to a minimum of 90 Percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
 - g. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
 - h. Adequate perforated pipe and gravel sub-drain systems approved by the City Engineer shall be placed beneath canyon fills and behind retaining walls.
 - i. Slopes that daylight adversely dipping bedding shall be supported by either a retaining wall or a designed buttress fill.
 - j. Where not in conflict with the above, the recommendations contained in J.Byer Group, Inc.'s geotechnical reports dated January 16, 2008 by the consulting geotechnical engineer Robert I. Zwigler (GE 2120/EG 1210) shall be implemented.
 - k. GED required procedures for review and approval of grading and foundation construction as it relates to City Property and the Right-of-way are specified in the Inter-Departmental Correspondence-Geotechnical Engineering Division Requirements for Review and Approval of Grading and Foundation Construction, dated October 12, 2001 (attached). These procedures shall be followed during tract design and construction.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public and/or private drainage facilities including retention and debris basin may be required to drain the private street to an outlet approved by the City Engineer.
 - b. Improve the private street being provided by the construction of the following:
 - (1) Concrete curbs, concrete gutters along the both sides, and 6-foot concrete sidewalk on the southwest Side including a 2-foot graded area on the northeast side.
 - (2) Suitable surfacing to provide a 28-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - (5) Suitable improvements of the 35-foot curb radius cul-de-sac.
 - c. Improve Longacre Avenue adjoining the division by the construction of the following:

- (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk all where necessary.
 - (2) Suitable surfacing to join the existing pavement and to complete a 35-foot roadway (20-foot half roadway)
 - (3) Any necessary removal and reconstruction of the existing improvements.
 - (4) The necessary transitions to join the existing improvement.
- d. Construct mainline and house connection sewers to serve the development.
- 9. Install street lighting facilities to serve the Parcel as required by the Bureau of Street Lighting.
 - a. No street lighting improvements if no street widening per Bureau of Engineering. Otherwise, relocate and upgrade four (4) street lights on Longacre Avenue.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

- 10. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated April 8, 2010 Log No. 67193-02 and attached to the case file for Tract No. 66810.

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 Del Reyes at (213) 482-6882 to schedule an appointment.

- 11. 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 status of AA-2003-7749-PMEX.
 - b. Provide a copy of affidavit AFF-08-0620502-COC and AFF-08-0620497-COC. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Provide a copy of APC case APCNV - 2008-2705-ZC-ZAA. Show compliance with all the conditions/requirements of the APC case as applicable.
 - d. Provide copy of building permit records, plot plan and certificate of occupancy to verify the last legal use of the existing structure on the lot and the number of parking spaces provided on site.
 - e. Provide copy of conditional approval of PS-486 and PS-684.

- f. Accessory structures and uses are not permitted to remain on lots without main structure or use. Obtain permits for the demolition or removal of accessory structures and provide copies of demolition permits and signed inspection cards to show completion of the demolition work.
- g. 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.
- h. Proposed lot area and lot width do not meet requirements of A1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- i. Zone change to be approved prior to recordation.
- j. For the existing dwelling, show front yard, side yard and rear yard dimensions and the distance to new property lines.
- k. Clarify if proposed private street is part of this tract map; otherwise, Lot 5 is a land locked parcel. Land locked parcels are not allowed.
- l. Provide 20 ft. street frontage and 20 ft. wide access strip for each lot.
- m. The Private Street cuts across existing lots, leaving portions on both sides. Revise the Map to alleviate this condition. Or, obtain clarification from the Advisory Agency concerning the allowable location of buildings on the separate portions of lots.
- n. Provide the net area of Lot 5 without including the area of the private street as part of the lot area.
- o. Parking is required for the existing structures to remain. 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.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

- 12. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of

any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A-5(i)a.

- c. A parking area and driveway plan be submitted to the Valley Programs Development Review 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. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's Valley Programs Development Review Section.

FIRE DEPARTMENT

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

13. 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. Submit plot plans for Fire Department approval and review prior to recordation of the Tract Map Action.
 - b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - c. 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.
 - d. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - e. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - f. 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.
 - g. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - h. 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 an Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

- i. Adequate public and private fire hydrants shall be required.
- j. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

DEPARTMENT OF WATER AND POWER

- 14. 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 CONDITION

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200, 213-847-1341. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 6. Contact 213-847-1547 for information regarding the street lighting design/plan.

- 15. 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

- 16. 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

- 17. 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, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

- 18. That the Quimby fee be based on the proposed RE-40 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid. Checks should be made

payable to the Department of Recreation and Parks and may be mailed to 221 N. Figueroa Street, Los Angeles, CA 90012, Telephone (213) 202-2678.

MUNICIPAL BUS SERVICES (MTA)

19. Prior to obtaining any permits for the subject property, subdivider shall contact Metro Bus Operations Control Special Events Coordinator at (213) 922-4632 to obtain a letter of approval regarding any project related construction activities that may impact Metro bus lines. Other Municipal Bus Service Operators may also be impacted and therefore should be included in construction outreach efforts.

URBAN FORESTRY DIVISION

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

A minimum of four protected trees shall be planted for each one that is removed. The canopy of the trees planted shall be in proportion to the canopies of the trees removed per Ordinance No. 153,478. This condition is up to the discretion of the Urban Forestry Division.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at 6262 Van Nuys Boulevard, Room 351, unless otherwise indicated.

21. 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 five single family parcels.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus at least two (2) guest parking spaces (1/4 guest parking spaces per dwelling). All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking. Lots with less than 50 feet frontage shall have one guest parking provided on site.

In addition, 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. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1

basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.

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

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. 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.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with the Community Plan.
- e. **Advisory Agency additional development requirements and/or limitations as follows:**
1. A horse trail easement be shown on the Final Parcel Map along the entire length of the property along Longacre Avenue;
 2. Improvements to the horse trails should be reviewed and satisfactory to the Bureau of Engineering.
 3. The landscape plan should specifically identify and show the eight Oak Trees called out in the Oak Tree Report dated January 25, 2008.
 4. That the final Parcel Map list the existing hazards on the site, such as very high fire hazard severity zone, methane hazard, high wind velocity area, and hillside grading zone;
 5. That grading, building, and landscape Plans be reviewed by the Department of Building & Safety and Department of City Planning to ensure the subdivision utilizes the landform grading approach and techniques as outlined in the "Planning Guidelines Landform Grading Manual" (Department of City Planning, Los Angeles), considers split-level architectural design to reduce grading, and meets the requirements the Hillside Ordinance;
 6. That no retaining walls be used in this subdivision to maximize lot and pad size or to fulfill grading requirements. Where retaining walls are necessary, they should be limited to a maximum exposed area of 5 feet. To be aesthetically pleasing, retaining walls shall be surfaced with materials that blend into the natural terrain (such as natural or artificial stone veneer). Landscaping to mitigate the appearance of retaining walls is encouraged.

- f. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. A maximum 3 ½ foot high slumpstone or decorative masonry wall shall be constructed on the north side of the proposed guest parking spaces. The walls shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. **Energy Conservation.** That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - i. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
22. That prior to the issuance of the building permit or the recordation of the final map, a copy of the **APCNV-2008-2705-ZC** shall be submitted to the satisfaction of the Advisory Agency. In the event that is not approved, the subdivider shall submit a tract modification.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. 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 No(s). 24 and 25** 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, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
24. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

Aesthetics (Hillside Site Design)

- | | |
|------|--|
| MM-1 | Grading shall be kept to a minimum |
| MM-2 | Natural features, such as prominent knolls or ridge lines, shall be preserved. |
| MM-3 | The project shall comply with the City's Hillside Development Guidelines. |
| MM-4 | Grading or infill of existing steep-sloped area along the eastern portion of the site is prohibited. |

Aesthetics (Light)

- MM-5 Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- MM-6 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

Cultural Resources (Archaeological)

- MM-7 Environmental impacts may result from project implementation due to the project's location in an area likely to yield unrecorded archaeological sites. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- MM-8 If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.
- MM-9 Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center.
- MM-10 A covenant and agreement shall be recorded prior to obtaining a grading permit. (Human Remains) In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
- Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - a. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - b. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

Explosion/Release (Methane Gas)

- MM-11 Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- MM-12 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.

Single Family/Multi Family Hillside Dwelling

- MM-13 Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- MM-14 Project applicants are required to implement stormwater BMPs to treat and infiltrate 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-15 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-16 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-17 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-18 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-19 Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of

soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.

- MM-20 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a 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. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- MM-21 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-22 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-23 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 structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-24 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-25 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-26 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.

Public Services (Fire)

- MM-27 Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- MM-28 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.

25. **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.

DEPARTMENT OF CITY PLANNING-STANDAR 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.

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.

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 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 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.
 - (i) Relocate and upgrade four (4) street lights on Longacre Avenue.

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 Street Tree 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 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:

26. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

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 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 Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV 2008-2532-MND on June 3, 2009. The Committee found that potential negative impact could occur from the project's implementation due to:

Aesthetics
Cultural Resources
Hazards and Hazardous Materials

Hydrology and Water Quality
Public Services

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2008-2532-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of **Condition No(s). 23, 24 and 25** 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, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with structures and does not provide a natural habitat for either fish or wildlife.

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. 23**.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. TT-66810-SF 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 project is located in the Granada Hills-Knollwood Community Plan area and in the Granada Hills North Neighborhood Council area. The subject property is currently zoned A1-1-O-K with a land use designation of Medium Residential and Very Low I Residential. The property contains a gross area of approximately 237,798 square feet (5.46 Acres). There is a companion case filed with this Tract for a Zone Change from A1-1-O-K to RE40-1-K, which is a corresponding zone to the A1-1 zone within the Community Plan. The parcel does not have any attached Q, T, or D conditions with the A1-1-O-K zone, and is not located in a specific plan, community design overlay district, or historic preservation overlay zone.

The proposed development of five single family residential dwellings is allowable under the proposed zone of RE40-1 and the land use designation. However, the property is subject to Footnote 12 in the Community Plan, which states that areas designated Minimum, Very Low I, or Very Low II, and south of Sesnon Boulevard, west of Shoshone Avenue and Highwater road, shall be a minimum size of one acre. The project complies with Footnote 12 since each lot has a minimum of 43,560 square feet.

HILLSIDE DEVELOPMENT

Regarding hillside development in general, the Plan states that proposed projects "should keep with the low density and rural, horsekeeping character of the area." The Granada Hills-Knollwood Community Plan also contains additional specific policies and standards regarding hillside subdivision and densities, which maintain that "subdivision maps shall

include a site design plan that is both safe and sensitive to the natural topography and rural character of the hillside area” and retains the natural terrain to the greatest extent possible. To meet this policy goal, the Plan requires that a detailed grading plan be submitted for the approval of the Deputy Advisory Agency, which shall utilize landform grading approach and techniques as outlined in the "Planning Guidelines Landform Grading Manual" (Department of City Planning, Los Angeles), as well as the Hillside Ordinance. The plan also encourages the use of split-level architectural design to reduce grading, and discourages usage of any retaining walls in subdivisions to maximize lot and pad size or to fulfill grading requirements.

The project complies with the intent of the hillside development standards in that the intensity of the use of the parcel will still remain as low density for single family dwellings with the equinekeeping character of the area and grading has been approved by Building Safety on April 8, 2010. In addition, no retaining walls will be used in this subdivision to maximize lot and pad size or to fulfill grading requirements. Where retaining walls are necessary, they should be limited to a maximum exposed area of 5 feet. To be aesthetically pleasing, retaining walls shall be surfaced with materials that blend into the natural terrain (such as natural or artificial stone veneer). Landscaping to mitigate the appearance of retaining walls is strongly encouraged as part of the Planning Department conditions.

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

The proposed development of five residential single family dwellings is allowable under the proposed zone of RE40-1 and the land use designation.

The Parcel Map does not state whether any hazards are known to exist on the site, however the property is located within a very high fire hazard severity zone, methane hazard site (Methane Buffer Zone, Methane Zone), high wind velocity area, landslide, 500 feet of Aliso Canyon Park, hillside grading zone, and approximately 1.57 miles from the nearest fault.

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.

The subject lot is an irregular hillside parcel. The entire parcel is 5.45 acres (gross) and has a pending Zone Change from A1-1-O-K to RE40-1. Each parcel will be at a minimum of 43,560 square feet, with respect to Footnote 12 of the Community Plan. The lot currently has a single family dwelling which will remain as Lot #5 as part of the development. According to the Oak Tree report dated January 25, 2008, there are eight Oak trees onsite.

The Environmental Review conducted by the Department of City Planning, Case No. ENV-2008-2532-MND (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area is consistent with existing development and urban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via implementation of mitigation measures as identified under the Conditions of Approval for this project.

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

The project is a low density development of five single family dwellings on an existing 237,798 square foot lot (5.46 acres) (gross). The site is in a hillside area and Building and Safety has approved the geology and soils report dated April 8, 2010: Log # 67193-02.

The General Plan identifies (through its Community Plan) geographic locations where planned and anticipated densities are permitted. Zoning applied to subject sites throughout the city are allocated based on the type of land use, physical suitability and population growth that is expected to occur. The current zoning of the lot is A1-1-O-K but there is a companion case to this Tract (APCNV-2008-2705-ZC-ZAA) for a zone change to RE40-1-K. The proposed zone (RE40-1) affecting the project site permits the proposed densities as follows:

The required minimum lot area per dwelling unit under the RE40-1 Zone is 40,000 square feet. The density of five single family dwellings on one lot having an area of 225,122 net square feet is consistent with the general provisions and area requirements of the Planning and Zoning Code.

Based on the density calculation, land uses in the vicinity, the environmental assessment and the historical use of the subject property, this subdivision involves a density consistent with the General Plan Designation and proposed Zoning applying to the project site. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

The site is physically suitable for this type of a low density 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 Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, risk of upset are concerned.

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

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

There 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 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 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. TT-66810-SF.

MICHAEL J. LOGRANDE
Director of Planning



DANIEL O'DONNELL
Deputy Advisory Agency

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., 4th 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.

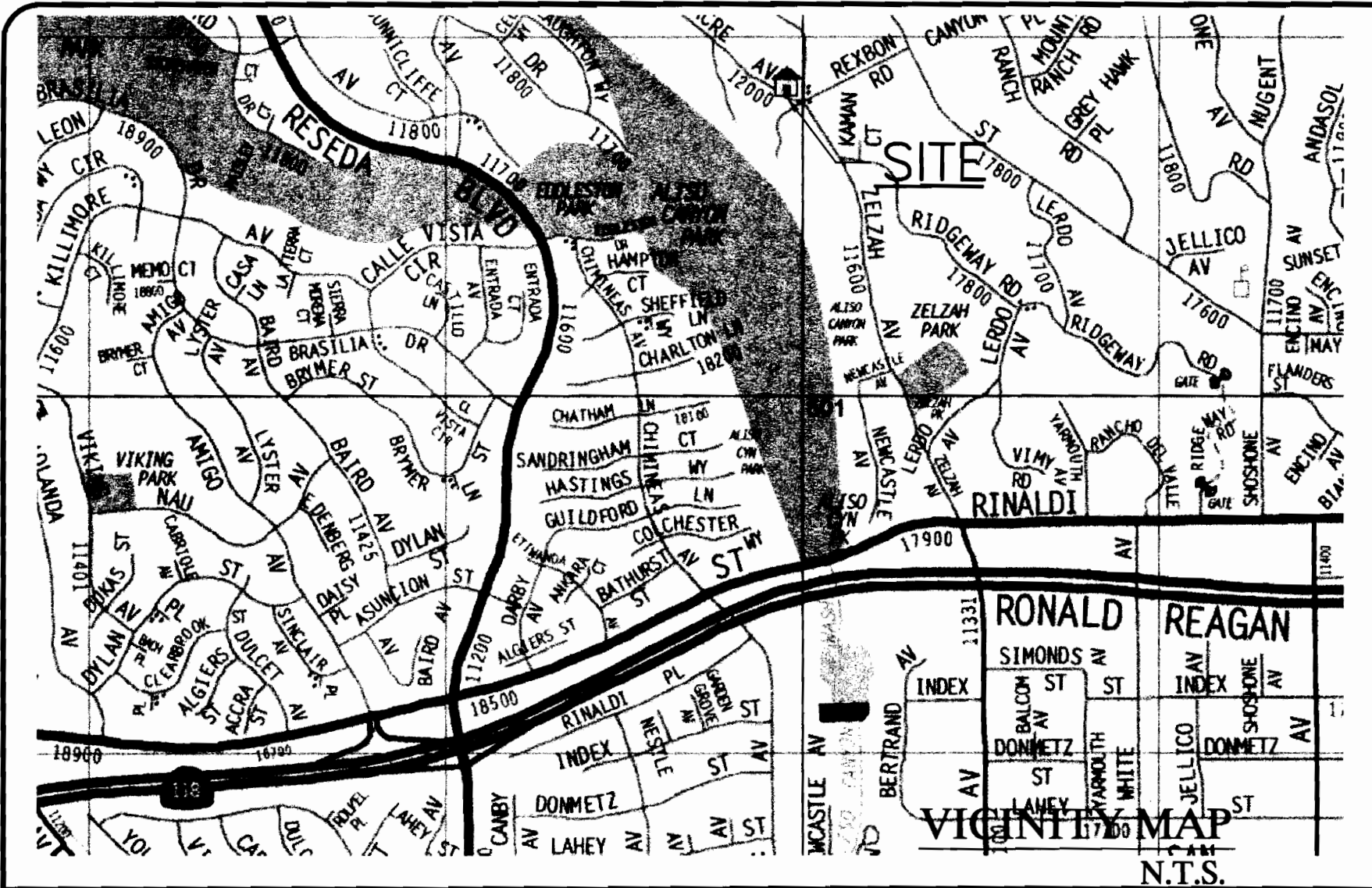
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the 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.

If you have any questions, please call Subdivision staff at (818) 374-5061.

ML:DO:SM

Cc: Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M. 186B129
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



LEGAL DESCRIPTION:

THAT PORTION OF LOT 4 OF TRACT NO.10422, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 157 PAGES 38 TO 44 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ZELZAH AVENUE WITH THE NORTHERLY OF TRACT NO.6815, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 17, 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 14° 53' 20" WEST ALONG THE NORTHERLY PROLONGATION OF SAID CENTERLINE, 288.61 FEET TO THE BEGINNING OF A CURVE TO THE EAST HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE 25° 56' 20"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 90.54 FET TO THE END THEREOF AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE 32° 00' 00"; THENCE NORTHERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 111.7 FEET TO THE END THEREOF AND THE BEGINNING OF CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE 21° 10' 00"; THENCE NORTHERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 240.13 FEET TO THE END THEREOF; THENCE NORTH 0° 13' 00" EAST 130.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 700 FEET AND A CENTRAL ANGLE 15° 10' 00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE, 185.30 FEET TO THE END THEREOF; THENCE NORTH 14° 57' 00" WEST 22.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE 18° 44' 00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 326.96 FEET TO THE END THEREOF; THENCE NORTH 35° 41' 00" WEST 474.72 FEET TO A POINT HEREINAFTER TO REFERRED TO AS A POIT "A"; THENCE NORTH 60° 00' 00" WEST 398.35 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF 20° 00' 00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 104.72 FEET TO THE END THEREOF; THENCE 40° 00' 00" WEST 129.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF 10° 00' 00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 52.36 FEET TO THE END THEREOF; THENCE NORTH 36° 00' 00" WEST 44.95 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 40° 00' 00" WEST 15 FEET; THENCE SOUTH 12° 26' 00" EAST 141.84 FEET; THENCE SOUTH 30° 14' 00" EAST 157.06 FEET; THENCE SOUTH 16° 38' 30 EAST 112.29 FEET; THENCE SOUTH 22° 47' 00" EAST 240.11 FEET; THENCE SOUTH 2° 00' 30" WEST 88.19 FEET; THENCE SOUTH 6° 10' 00" EAST 81.18 FEET; THENCE NORTH 68° 41' 00" WEST 110.38 FEET; THENCE NORTH 75° 00' 00" WEST 64.87 FEET; THENCE NORTH 54° 00' 00" WEST 82.33 FEET; THENCE NORTH 22° 00' 00" WEST 63.18 FEET; THENCE NORTH 84° 00' 00" WEST 79.49 FEET; THENCE NORTH 40° 00' 00" WEST 87.36 FEET; THENCE NORTH 22° 00' 00" WEST 89 FEET; THENCE NORTH 52° 00' 00" WEST 90.94 FEET; THENCE NORTH 36° 00' 00" WEST 111.64 FEET; THENCE NORTH 39° 50' 31" EAST 454.12 FEET TO THE MOST WESTRELY CORNER OF THE LAND DESCRIBED IN DEED TO WINFRED F. HARTWELL RECORDED IN BOOK 12770 PAGE 326, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 50° 00' 00" EAST ALONG THE SOUTHWESTERLY LINE OF THE LAND SO DESCRIBED 55.05 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES FOR THE TERM OF 50 YEARS FROM AND AFTER MAY 23, 1919 AS RESERVED IN THE DEED FROM SAN FERNANDO MISSION LAND COMPANY RECORDED IN BOOK 6880 PAGE 14 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH A PORTION OF LOT 7 OF TRACT 52152 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1238, PAGES 26 TO 29 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING IN THE SOUTHERLY TERMINUS OF THE CERTAIN SEGMENT OF THE WESTERLY LINE OF SAID LOT 7 HAVING BEARING NORTH 16° 38' 30" WEST AND LENGTH OF 112.29 FEET; THENCE NORTH 10° 23' 27" EAST 184.08 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 7.

NOTES:

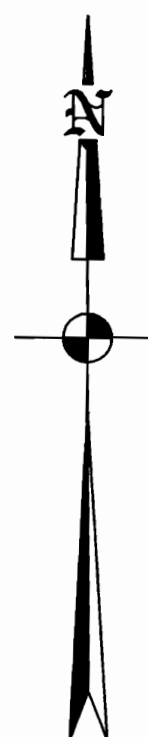
1. ADDRESS: 11582 LONGACRE AVENUE, GRANADA HILLS, CA 91344
2. EXISTING ZONE : A1-1-O-K
PROPOSED ZONE: RE40
3. EXISTING GROSS AREA: 237,798 S.F. (5.46 AC.)
PROPOSED NET AREA -5 LOTS: 225,122 S.F. (5.17 AC.)
4. EXISTING: 1 SINGLE FAMILY LOT
5. PROPOSED: 5 SINGLE FAMILY LOTS
6. THERE ARE NO WESTERN SYCAMORES, CALIFORNIA BAY AND SOUTHERN CALIFORNIA BLACK WALNUT TREES .
(FOR OAK TREE- SEE OAK TREE REPORT)
6. PUBLIC SEWERS ARE AVAILABLE FOR NEW LOTS
EXISTING HOUSE ON SEPTIC TANK.
ALL DRAINAGE TO PUBLIC STREET OR NATURAL WATER COURSE.
7. IN METHANE, HIGH WIND, FIRE SEVERITY, LANDSLIDE HAZARD ZONES.

OWNER AND SUBDIVIDER:

DIANA ROSE VIGIL
11582 LONGACRE AVENUE,
GRANADA HILLS, CA 91344
(818) 368-9511

ENGINEER:

PROJECT ENGINEERING GROUP
15335 MORRISON ST. SUITE #305
SHERMAN OAKS, CA 91403
(818) 784-8110
MARDIROS MARKARIAN R.C.E. 053434



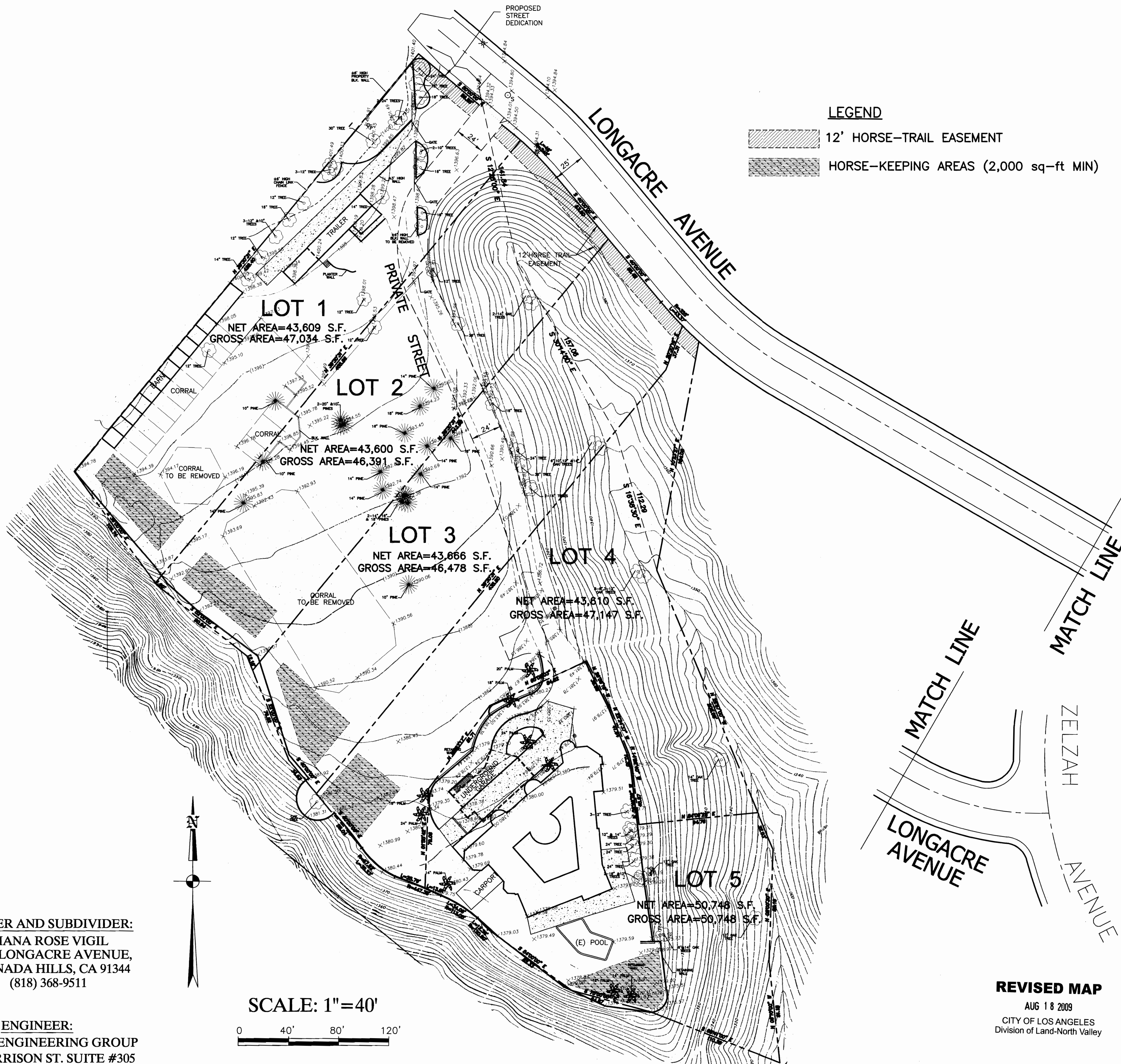
SCALE: 1"=40'



DATE: JUNE 7, 2008

LEGEND

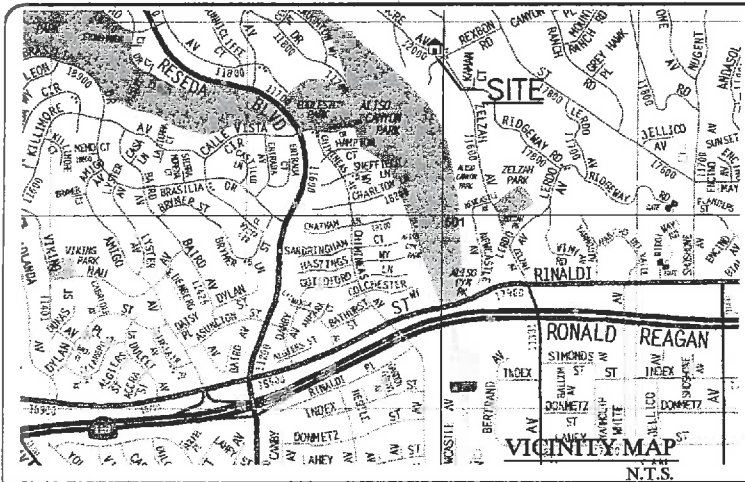
- 12' HORSE-TRAIL EASEMENT
- HORSE-KEEPING AREAS (2,000 sq-ft MIN)



REVISED MAP

AUG 1 8 2009
CITY OF LOS ANGELES
Division of Land-North Valley

TENTATIVE TRACT MAP No. 66810



LEGAL DESCRIPTION:

THAT PORTION OF LOT 4 OF TRACT NO. 10422, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 157 PAGES 38 TO 44 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ZELZAH AVENUE WITH THE NORTHERLY OF TRACT NO. 0815, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 17, 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH $14^{\circ} 53' 20''$ WEST ALONG THE NORTHERLY PROLONGATION OF SAID CENTERLINE, 288.61 FEET TO THE BEGINNING OF A CURVE TO THE EAST HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE $25^{\circ} 56' 20''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 90.54 FEET TO THE END THEREOF AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE $32^{\circ} 00' 00''$; THENCE NORTHERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE, 111.7 FEET TO THE END THEREOF AND THE BEGINNING OF CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE $21^{\circ} 10' 00''$; THENCE NORTHERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 240.13 FEET TO THE END THEREOF; THENCE NORTH $0^{\circ} 13' 00''$ EAST 130.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 700 FEET AND A CENTRAL ANGLE $15^{\circ} 10' 00''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE, 185.30 FEET TO THE END THEREOF; THENCE NORTH $14^{\circ} 57' 00''$ WEST 22.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE $18^{\circ} 44' 00''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 326.96 FEET TO THE END THEREOF; THENCE NORTH $35^{\circ} 41' 00''$ WEST 474.72 FEET TO A POINT HEREINAFTER TO REFERRED TO AS A POINT "A"; THENCE NORTH $60^{\circ} 00' 00''$ WEST 398.35 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF $20^{\circ} 00' 00''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 104.72 FEET TO THE END THEREOF; THENCE $40^{\circ} 00' 00''$ WEST 129.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF $10^{\circ} 00' 00''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE 52.96 FEET TO THE END THEREOF; THENCE NORTH $36^{\circ} 00' 00''$ WEST 44.95 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $40^{\circ} 00' 00''$ WEST 15 FEET; THENCE SOUTH $12^{\circ} 26' 00''$ EAST 141.84 FEET; THENCE SOUTH $30^{\circ} 14' 00''$ EAST 157.06 FEET; THENCE SOUTH $16^{\circ} 38' 30''$ EAST 112.29 FEET; THENCE SOUTH $22^{\circ} 47' 00''$ EAST 240.11 FEET; THENCE SOUTH $2^{\circ} 00' 30''$ WEST 88.19 FEET; THENCE SOUTH $6^{\circ} 10' 00''$ EAST 81.18 FEET; THENCE NORTH $68^{\circ} 41' 00''$ WEST 110.38 FEET; THENCE NORTH $75^{\circ} 00' 00''$ WEST 64.87 FEET; THENCE NORTH $54^{\circ} 00' 00''$ WEST 82.33 FEET; THENCE NORTH $22^{\circ} 00' 00''$ WEST 63.18 FEET; THENCE NORTH $84^{\circ} 00' 00''$ WEST 79.49 FEET; THENCE NORTH $40^{\circ} 00' 00''$ WEST 87.36 FEET; THENCE NORTH $22^{\circ} 00' 00''$ WEST 89 FEET; THENCE NORTH $52^{\circ} 00' 00''$ WEST 90.94 FEET; THENCE NORTH $36^{\circ} 00' 00''$ WEST 111.64 FEET; THENCE NORTH $39^{\circ} 50' 31''$ EAST 454.12 FEET TO THE MOST WESTRELY CORNER OF THE LAND DESCRIBED IN DEED TO WINFRED F. HARTWELL RECORDED IN BOOK 12770 PAGE 326, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH $50^{\circ} 00' 00''$ EAST ALONG THE SOUTHWESTERLY LINE OF THE LAND SO DESCRIBED 55.05 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES FOR THE TERM OF 30 YEARS FROM AND AFTER MAY 23, 1919 AS RESERVED IN THE DEED FROM SAN FERNANDO MISSION LAND COMPANY RECORDED IN BOOK 6880 PAGE 14 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH A PORTION OF LOT 7 OF TRACT 52152 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1238, PAGES 26 TO 29 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING IN THE SOUTHERLY TERMINUS OF THE CERTAIN SEGMENT OF THE WESTERLY LINE OF SAID LOT 7 HAVING BEARING NORTH $16^{\circ} 38' 30''$ WEST AND LENGTH OF 112.29 FEET; THENCE NORTH $10^{\circ} 23' 27''$ EAST 184.08 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 7.

NOTES:

1. ADDRESS: 11582 LONGACRE AVENUE, GRANADA HILLS, CA 91344
2. EXISTING ZONE: A1-1-O-K
PROPOSED ZONE: RE40
3. EXISTING GROSS AREA: 237,798 S.F. (5.46 AC.)
PROPOSED NET AREA - 5 LOTS: 225,122 S.F. (5.17 AC.)
4. EXISTING: 1 SINGLE FAMILY LOT
5. PROPOSED: 5 SINGLE FAMILY LOTS
6. THERE ARE NO WESTERN SYCAMORES, CALIFORNIA BAY AND SOUTHERN CALIFORNIA BLACK WALNUT TREES. (FOR OAK TREE- SEE OAK TREE REPORT)
6. PUBLIC SEWERS ARE AVAILABLE FOR NEW LOTS
EXISTING HOUSE ON SEPTIC TANK.
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7. IN METHANE, HIGH WIND, FIRE SEVERITY, LANDSLIDE HAZARD ZONES.

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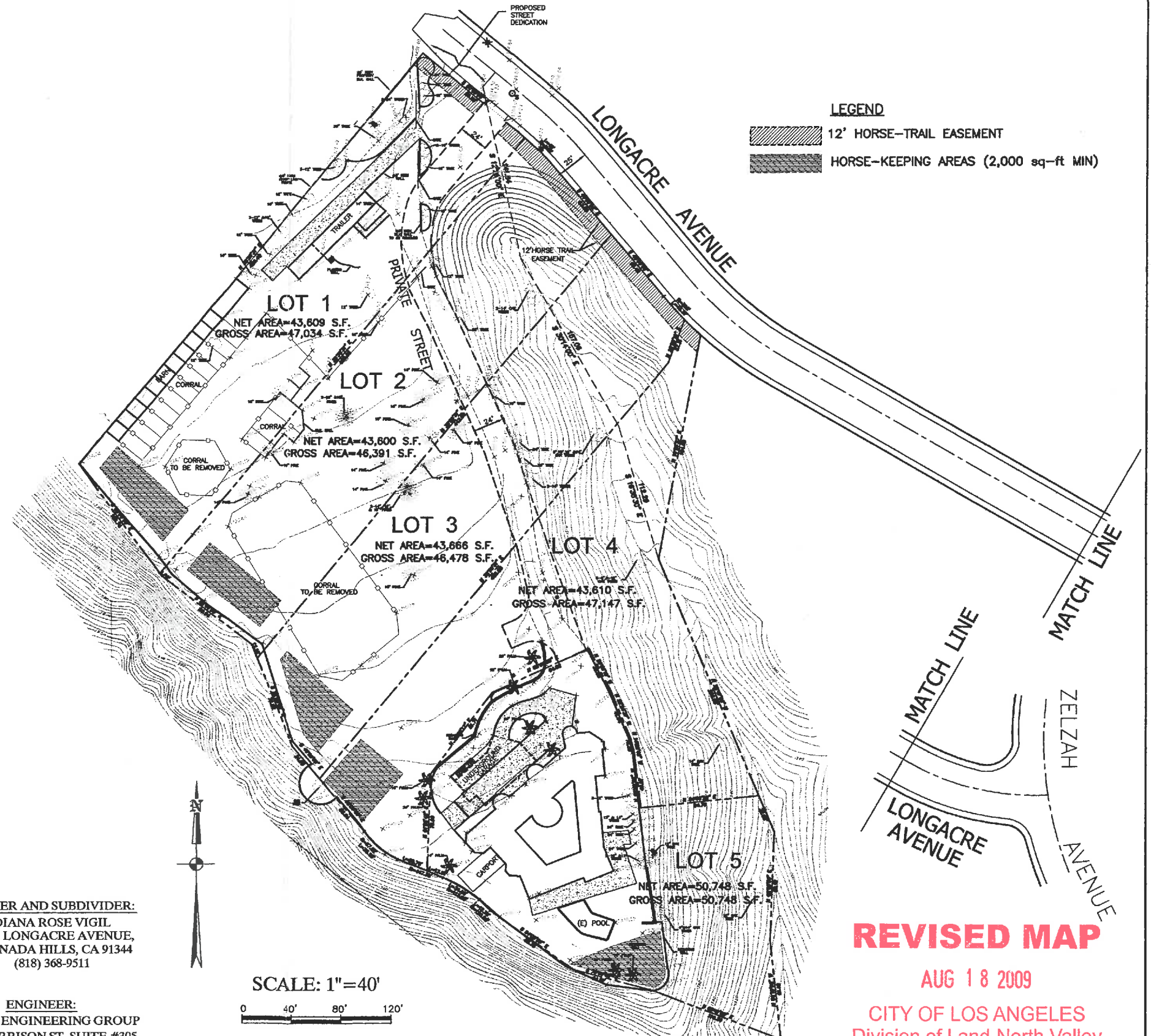
ENGINEER:
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(818) 784-8110
MARDIROS MARKARIAN R.C.E. 053434



SCALE: 1"=40'

0 40' 80' 120'

DATE: JUNE 7, 2008



LEGEND

- 12' HORSE-TRAIL EASEMENT
- HORSE-KEEPING AREAS (2,000 sq-ft MIN)

REVISED MAP

AUG 18 2009

CITY OF LOS ANGELES
Division of Land-North Valley

TENTATIVE TRACT MAP No. 66810