

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

**HOLLY L. WOLCOTT**  
City Clerk

Office of the  
CITY CLERK

**Council and Public Services**  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040

**SHANNON HOPPE**  
**Council and Public Services**  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.

August 28, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-0962,  
at its meeting held August 20, 2014.

City Clerk  
io

TIME LIMIT FILES  
ORDINANCES

Mayor's Time Stamp  
OFFICE OF THE MAYOR FOR  
RECEIVED  
2014 AUG 22 PM 1:14  
CITY OF LOS ANGELES

City Clerk's Time Stamp  
CITY CLERK'S OFFICE  
2014 AUG 22 PM 1:05  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

COUNCIL FILE NUMBER 14-0962 COUNCIL DISTRICT 3

COUNCIL APPROVAL DATE August 20, 2014 LAST DAY FOR MAYOR TO ACT SEP 02 2014

ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General

Improvement  LAMC  LAAC  CU or Var Appeals - CPC No. \_\_\_\_\_

SUBJECT MATTER: GENERAL PLAN AMENDMENT, ZONE AND HEIGHT DISTRICT CHANGE, AND BUILDING LINE REMOVAL FOR PROPERTY AT 8544-8654 NORTH WINNETKA AVENUE

	APPROVED	DISAPPROVED	BY	RECEIVED
PLANNING COMMISSION	<u>X</u>	_____	CITY CLERK DEPUTY	2014 AUG 27 PM 1:35 CITY CLERK'S OFFICE
DIRECTOR OF PLANNING	_____	_____		
CITY ATTORNEY	_____	_____		
CITY ADMINISTRATIVE OFFICER	_____	_____		
OTHER	_____	_____		

AUG 27 2014

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR \*VETO \_\_\_\_\_  
(\*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c))

**(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)**

DATE RECEIVED FROM MAYOR AUG 27 2014 ORDINANCE NO. 183195 & 183196

DATE PUBLISHED \_\_\_\_\_ DATE POSTED AUG 28 2014 EFFECTIVE DATE OCT - 7 2014

ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_

ORDINANCE FOR DISTRIBUTION: YES  NO

8/20/14

16

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment, zone and height district change, and building line removal for property at 8544-8654 North Winnetka Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 14-0962 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-2079-MND] filed on February 28, 2014.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC APPROVING the proposed General Plan Amendment to the Chatsworth-Porter Ranch Community Plan from Low I Residential to Low II Residential and Low Medium I Residential land use designations, for property at 8544-8654 North Winnetka Avenue, and from Low I Residential to Low Medium I Residential for an add area located at 8520 Winnetka Avenue and 20039-57 West Chase Street, for the construction of 59 two-story detached residential condominiums and five single-family lots.
4. PRESENT and ADOPT the accompanying ORDINANCES, approved by the Director of Planning, to effect a zone and height district change from RA-1 to (T)(Q)R1-1 for a maximum five single-family homes and a zone and height district change from RA-1 to (T)(Q)RD4-1XL (limiting the project to two stories) for a maximum 59 detached residential condominiums, subject to modified Conditions of Approval, for property at 8544-8654 North Winnetka Avenue.
5. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, to remove a 25-foot building line along the east side of Winnetka Avenue, subject to modified Conditions of Approval.
6. REMOVE (T) Tentative classification as described in detail on the sheet(s) attached to the Council file.
7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and

Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Keith Herren, WH Winnetka 60, LLC  
Representative: Donna Tripp, Craig Lawson and Company, LLC

Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR

Fiscal Impact Statement: None submitted by th LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - SEPTEMBER 30, 2014**

**(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 30, 2014)**

Summary

At the public hearing held on August 12, 2014, the Planning and Land Use Management Committee considered a General Plan Amendment, zone and height district change, and a building line removal for property located at 8544-8654 North Winnetka Avenue. After an opportunity for public comment, the Committee recommended that Council approve General Plan Amendment, zone and height district change and building line removal for the for the proposed development of 59 two-story detached residential condominiums and five single-family lots, for property at 8544 - 8654 North Winnetka Avenue. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 4 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that: . . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	YES

**ADOPTED**

**AUG 20 2014**

**LOS ANGELES CITY COUNCIL**



RESOLUTION

**WHEREAS**, the subject project is located within the area covered by the Chatsworth-Porter Ranch Community Plan adopted by the City Council on September 4, 1993; and

**WHEREAS**, the City Planning Commission recommended approval of a General Plan Amendment from Low I Residential to Low II Residential and Low Medium I Residential, for the subject property; and recommended approval of a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (One-Family Zone) and (T)(Q)RD4-1XL (Restricted Density Multiple Dwelling Zone) for the subject property; and

**WHEREAS**, the approved project is for the construction of five new two-story single-family dwellings and 59 new two-story detached residential condominiums, maximum of 30 feet in height. Five lots are proposed to front Penfield Avenue and the 59 detached dwelling units will take access from one shared driveway entrance on Winnetka Avenue. The proposal includes 158 at-grade parking spaces on site, including one handicap space and 30 guest parking spaces and approximately 91,002 square feet of open space over the site, including individual rear yards for each dwelling and a common recreational pool area. Site grading will involve balancing 50,000 cubic yards of dirt. The project site is a 6.0 acre property; and

**WHEREAS**, the City Planning Commission recommend approval a General Plan Amendment from Low I Residential to Low Medium I Residential, for the property just south of the subject property on the northwest corner of Winnetka Avenue and Chase Street as an ADD AREA; and

**WHEREAS**, the City Planning Commission at its meeting of April 24, 2014 approved the General Plan Amendment and recommended approval by the City Council of a General Plan Amendment over the subject property and adjacent property to the south; and

**WHEREAS**, pursuant to the provisions of the Los Angeles, City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

**WHEREAS**, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Chatsworth-Porter Ranch Community Plan to designate land use in an orderly and unified manner; and

**WHEREAS**, the Low II Residential and Low Medium I Residential land use designations and the (T)(Q)R1-1 and (T)(Q)RD4-1XL Zone Changes will allow the project as described above which is consistent with the Plan and Zone; and

**WHEREAS**, the subject proposal has prepared a Mitigated Negative Declaration No. 2013-2079 in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

**NOW, THEREFORE, BE IT RELOVED** that the Chatsworth-Porter Ranch Community Plan be amended as shown on the attached General Plan Amendment map.

I CERTIFY THAT THE FOREGOING  
RESOLUTION WAS ADOPTED BY THE  
COUNCIL OF THE CITY OF LOS ANGELES  
AT ITS MEETING OF AUG 20 2014  
BY A MAJORITY OF ALL ITS MEMBERS.



HOLLY L. WOLCOTT  
CITY CLERK

BY [Signature]  
REC'D

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LANDUSE CHANGE TO COINCIDE PARTLY WITH THOSE OF RECORDED TR. 72271

PARTHENIA ST

BRYANT ST

WINNETKA AVE

PENFIELD AVE

**LOW MEDIUM I  
RESIDENTIAL**

**LOW II  
RESIDENTIAL**

100

31.47

265.89

62

CHASE ST

510.05

101.1

352.40

220.03

101.1

30

198

4.09

410

60



C.M. 192 B 113, 195 B 113      CPC-2013-2078-GPA-ZC-BL-ZV-SPR

CFI *[Signature]*

CHATSWORTH - PORTER RANCH

052814



**CONCEPT PLANT SCHEDULE**

	PLANT 1	PLANT 1	PLANT 1
	PLANT 2	PLANT 2	PLANT 2
	PLANT 3	PLANT 3	PLANT 3
	PLANT 4	PLANT 4	PLANT 4
	PLANT 5	PLANT 5	PLANT 5
	PLANT 6	PLANT 6	PLANT 6
	PLANT 7	PLANT 7	PLANT 7
	PLANT 8	PLANT 8	PLANT 8
	PLANT 9	PLANT 9	PLANT 9
	PLANT 10	PLANT 10	PLANT 10
	PLANT 11	PLANT 11	PLANT 11
	PLANT 12	PLANT 12	PLANT 12
	PLANT 13	PLANT 13	PLANT 13
	PLANT 14	PLANT 14	PLANT 14
	PLANT 15	PLANT 15	PLANT 15
	PLANT 16	PLANT 16	PLANT 16
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	PLANT 100	PLANT 100	PLANT 100

**SITE DEVELOPMENT**

	ASPHALT DRIVE
	CONCRETE DRIVEWAY
	EXTENSION WALL/CONCRETE
	EXTENSION WALL
	THRESHOLD (TO CURB) (CONCRETE)
	THRESHOLD (TO DRIVE) (ASPHALT)
	WALK

**ASPHALT DRIVEWAY**  
 MINIMUM OF TWO FEET (24 INCHES) WIDE  
 ALL DRIVEWAYS SHALL BE CONCRETE ON THE INSIDE OF THE DRIVEWAY.  
 ALLOW DRIVEN TO BE LOCATED EITHER SIDE OF THE DRIVEWAY.  
 BE SPACED A MINIMUM OF 20 INCHES ON CENTER.

**CONCRETE DRIVEWAY**  
 MINIMUM OF TWO FEET (24 INCHES) WIDE  
 ALL DRIVEWAYS SHALL BE CONCRETE ON THE INSIDE OF THE DRIVEWAY.  
 ALLOW DRIVEN TO BE LOCATED EITHER SIDE OF THE DRIVEWAY.  
 BE SPACED A MINIMUM OF 20 INCHES ON CENTER.

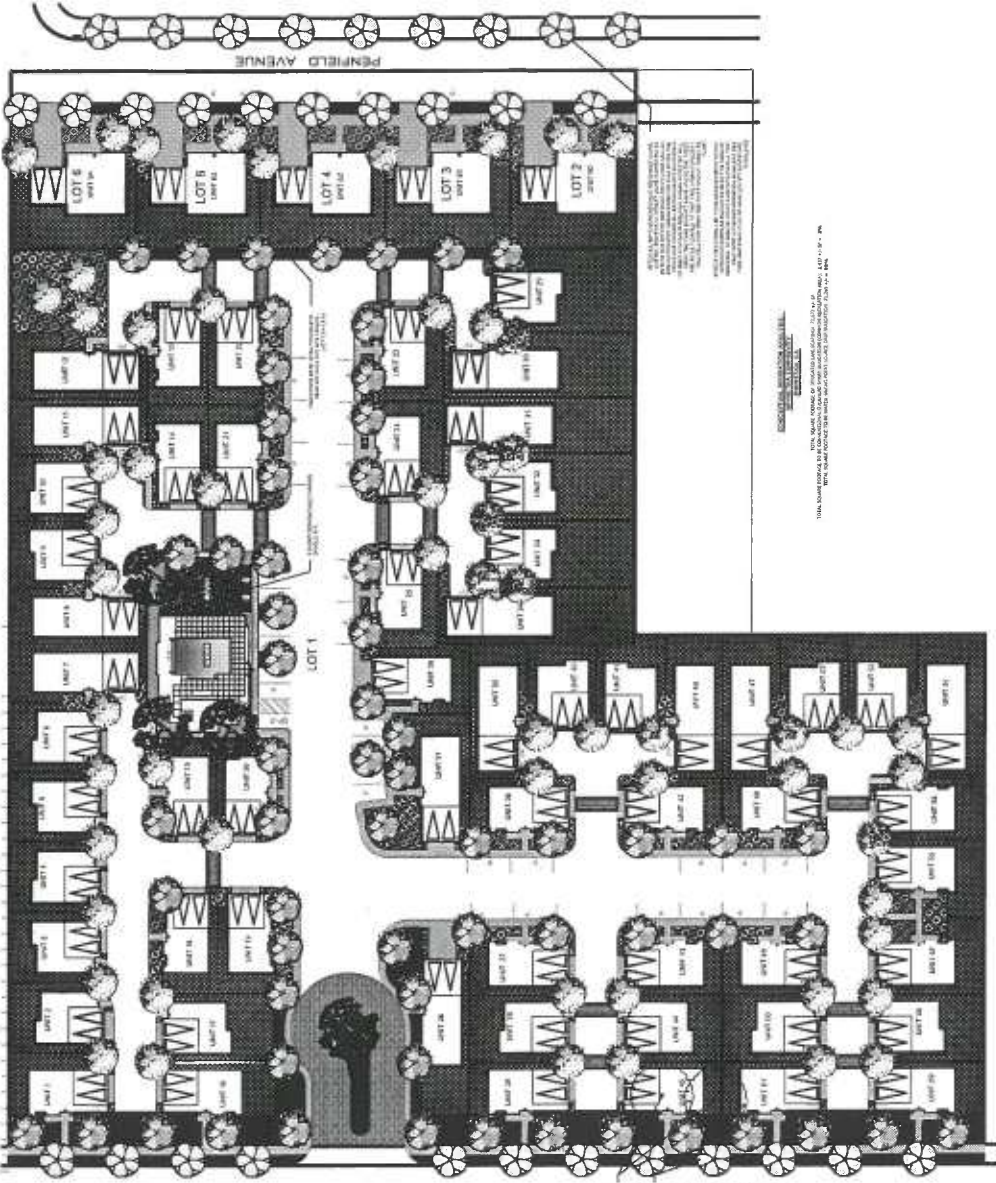
**EXTENSION WALL/CONCRETE**  
 MINIMUM OF TWO FEET (24 INCHES) WIDE  
 ALL DRIVEWAYS SHALL BE CONCRETE ON THE INSIDE OF THE DRIVEWAY.  
 ALLOW DRIVEN TO BE LOCATED EITHER SIDE OF THE DRIVEWAY.  
 BE SPACED A MINIMUM OF 20 INCHES ON CENTER.

**EXTENSION WALL**  
 MINIMUM OF TWO FEET (24 INCHES) WIDE  
 ALL DRIVEWAYS SHALL BE CONCRETE ON THE INSIDE OF THE DRIVEWAY.  
 ALLOW DRIVEN TO BE LOCATED EITHER SIDE OF THE DRIVEWAY.  
 BE SPACED A MINIMUM OF 20 INCHES ON CENTER.

**THRESHOLD (TO CURB) (CONCRETE)**  
 MINIMUM OF TWO FEET (24 INCHES) WIDE  
 ALL DRIVEWAYS SHALL BE CONCRETE ON THE INSIDE OF THE DRIVEWAY.  
 ALLOW DRIVEN TO BE LOCATED EITHER SIDE OF THE DRIVEWAY.  
 BE SPACED A MINIMUM OF 20 INCHES ON CENTER.

**THRESHOLD (TO DRIVE) (ASPHALT)**  
 MINIMUM OF TWO FEET (24 INCHES) WIDE  
 ALL DRIVEWAYS SHALL BE CONCRETE ON THE INSIDE OF THE DRIVEWAY.  
 ALLOW DRIVEN TO BE LOCATED EITHER SIDE OF THE DRIVEWAY.  
 BE SPACED A MINIMUM OF 20 INCHES ON CENTER.

**WALK**  
 MINIMUM OF TWO FEET (24 INCHES) WIDE  
 ALL DRIVEWAYS SHALL BE CONCRETE ON THE INSIDE OF THE DRIVEWAY.  
 ALLOW DRIVEN TO BE LOCATED EITHER SIDE OF THE DRIVEWAY.  
 BE SPACED A MINIMUM OF 20 INCHES ON CENTER.



**WINNETKA**

CONCEPTUAL LANDSCAPE PLAN

WILLIAMS LIONES  
 21882 CENTRE POINT PARKWAY  
 SANTA ANITA, CALIFORNIA 91356  
 (818) 222-9207

**WINNETKA**

CONCEPTUAL LANDSCAPE PLAN

# TENTATIVE TRACT MAP

FOR THE CITY OF LOS ANGELES

IN THE CITY OF LOS ANGELES, CALIFORNIA

**PROJECT SUMMARY**

PROJECT NAME: [REDACTED]  
 SITE AREA: 4.0 AC  
 LOT AREA: 41.00 (1/4 AC)  
 BUILDING UNITS: 19  
 PRODUCT 1: 19  
 PRODUCT 2: 0  
 PRODUCT 3: 0  
 PRODUCT 4: 0

**PARKING SUMMARY**

PERCENT PARKING REQUIRED: 14.2857  
 EXISTING PARKING: 0  
 PROPOSED PARKING: 19  
 TOTAL PARKING PROVIDED: 19

**GENERAL NOTES:**

1. EXISTING AND PROPOSED UTILITIES SHOWN AS NOTED.
2. EXISTING STREETS: 14'-0" WIDE.
3. EXISTING SIDEWALKS: 4'-0" WIDE.
4. EXISTING CURBS: 1'-0" HIGH.
5. EXISTING SIGNAGE: AS NOTED.
6. EXISTING UTILITIES: AS NOTED.
7. EXISTING AND PROPOSED UTILITIES SHOWN AS NOTED.
8. EXISTING AND PROPOSED UTILITIES SHOWN AS NOTED.
9. EXISTING AND PROPOSED UTILITIES SHOWN AS NOTED.
10. EXISTING AND PROPOSED UTILITIES SHOWN AS NOTED.
11. EXISTING AND PROPOSED UTILITIES SHOWN AS NOTED.

**LEGEND**

- PROJECT BOUNDARY
- EXISTING ROAD RIGHT OF WAY
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING POWER POLE
- EXISTING UTILITY TRENCH
- EXISTING UTILITY TRENCH (4" x 6" x 8")

**EARTHWORK SUMMARY**

LOT AREA: 41.00 AC  
 TOTAL AREA: 41.00 AC  
 GRADE: 0.00 FT  
 CORNER: 0.00 FT

**LOT AREA SUMMARY:**

LOT AREA: 41.00 AC  
 TOTAL AREA: 41.00 AC

**OWNERS:**

OWNER: [REDACTED]  
 ADDRESS: [REDACTED]  
 CITY: [REDACTED]  
 STATE: [REDACTED]

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO IN THIS MAP IS SITUATED IN THE COUNTY OF LOS ANGELES, CALIFORNIA, IN THE [REDACTED] TRACT, [REDACTED] BLOCK, [REDACTED] STREET, [REDACTED] CITY OF LOS ANGELES, CALIFORNIA.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO IN THIS MAP IS SITUATED IN THE COUNTY OF LOS ANGELES, CALIFORNIA, IN THE [REDACTED] TRACT, [REDACTED] BLOCK, [REDACTED] STREET, [REDACTED] CITY OF LOS ANGELES, CALIFORNIA.

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**LEGAL DESCRIPTION:**

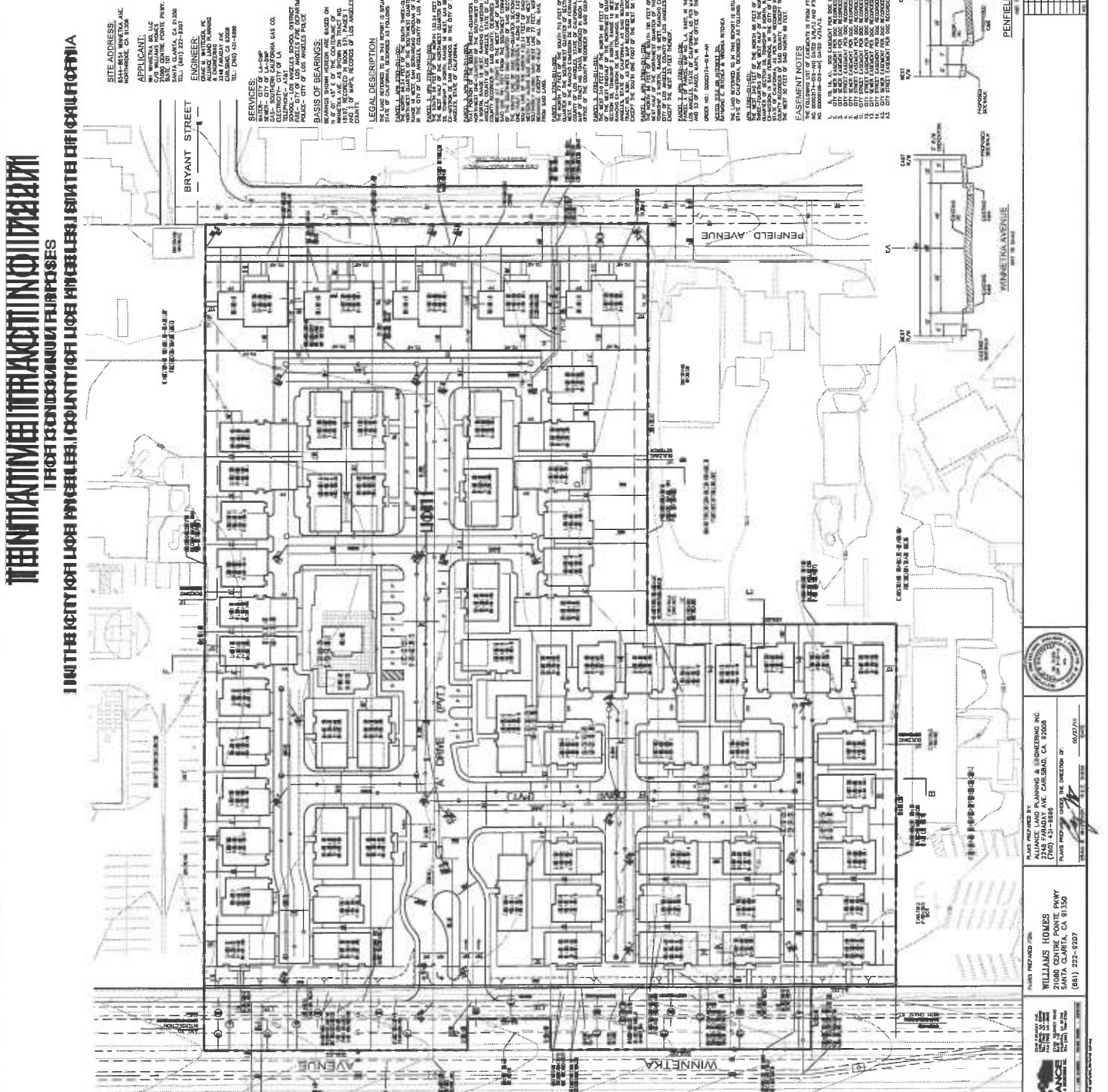
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**ALLIANCE LAND PLANNING & ENGINEERING INC.**  
 10000 WILSON AVENUE, SUITE 100  
 CULVER CITY, CA 90230  
 (818) 222-4227

**WILLIAMS HOMES**  
 10000 WILSON AVENUE, SUITE 100  
 CULVER CITY, CA 90230  
 (818) 222-4227

**CITY OF LOS ANGELES**  
 PLANNING DEPARTMENT  
 100 N. GARDEN STREET  
 LOS ANGELES, CA 90012  
 (213) 475-3000

**DATE:** 05/27/14  
**CITY OF LOS ANGELES**  
**TENTATIVE TRACT NO. 72271**